File 13366
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9788 PG 797

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHURCHILL, LLC (NAME)	NEW OWNER (NAME)	Map 116-15
P.O. Box 50721 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 94
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM 1175

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, FREDERIC A. SCAROLA AND WIFE, LYN MCNALLY SCAROLA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHURCHILL, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantee; and (3) Easements of record in Book 4298, page 434, and in Book 7426, page 739, said Register's Office.

IDENTIF. + REFERENCE 0098097

95 SEP -8 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 426 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of September, 19 95

FREDERIC A. SCAROLA

LYN MCNALLY SCAROLA

BOOK 9788 PG 793

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERIC A. SCAROLA AND WIFE, LYN MCNALLY SCAROLA

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of September, 19 95

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 95

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM FREDERIC A. SCAROLA AND WIFE, LYN MCNALLY SCAROLA

TO CHURCHILL, LLC

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Lot No. 103 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being Lot No. 103 on the Revised Plan of Royal Oaks Subdivision made in 1936, by W. B. Southgate, Surveyor, not of record, described as follows:

Beginning at a point on the easterly margin of Lynnwood Boulevard at the northwest corner of the property conveyed to J. R. Buchanan and wife, by deed from Perry M. Chaffin, Jr., of record in Book 1643, page 615, said Register's Office; thence with said Buchanan's northern boundary line, eastwardly 380 feet; thence northwardly 135 feet to the southerly margin of a 30 foot unnamed street; thence with the same, westwardly 380 feet to the easterly margin of said Boulevard; thence with same, southwardly 135 feet to the beginning.

Being the same property conveyed to Frederic A. Scarola and wife, Lyn McNally Scarola by deed from Thornwell D. Bennett and wife, Dorothy S. Bennett of record in Book 9620, page 862, said Register's Office.

TRACT NO. II:
Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the fividing line between Lots 102 and 103 Royal Oaks Land Company Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line, South 85 deg. eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard, southerly 15 feet to the northeast corner of the property conveyed to Bennett, and wife, by deed from Joseph Phillips Woodruff, and wife of record in Book 3286, page 117, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of Bennett wesy 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin, northerly 15 feet to the point of beginning.

Being the same property conveyed to Frederic A. Scarola and wife, Lyn McNally Scarola by quitclaim deed from Thornwell D. Bennett and wife, Dorothy S. Bennett of record in Book 9648, page 676, said Register's Office.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT SPECIFICALLY EXCLUDED HEREFROM, IS THE FOLLOWING DESCRIBED TRACT OF LAND:

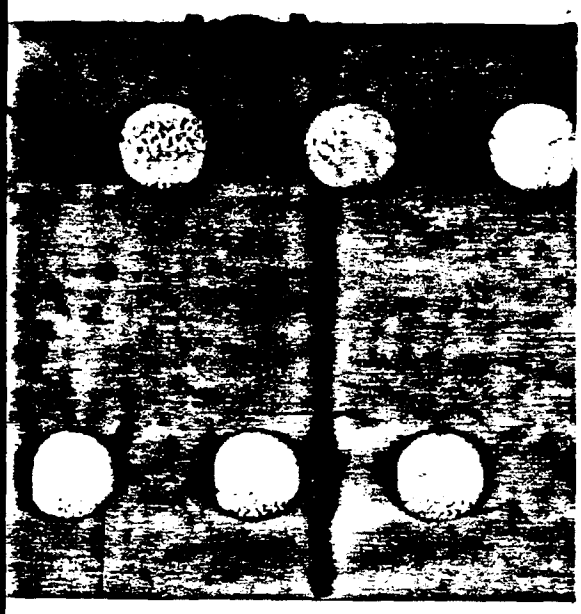
Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 deg. eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynwood Boulevard southerly 5 feet thence north 85 deg. westwardly 380 feet, more or less, to the easterly margin of Lynwood Boulevard; thence with said margin, northerly 5 feet to the point of beginning.

Being the same property conveyed to Edward C. Scruggs, III and Virginia Maurice Scruggs, as tenants in common, subject to a life estate in Maurice Scruggs by quitclaim deed from Frederic A. Scarola and wife, Lyn McNally Scarola of record in Book 9648, page 678, said Register's Office.

1744 09/28/2001 03CHECK 864.00

EXHIBIT "A"



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

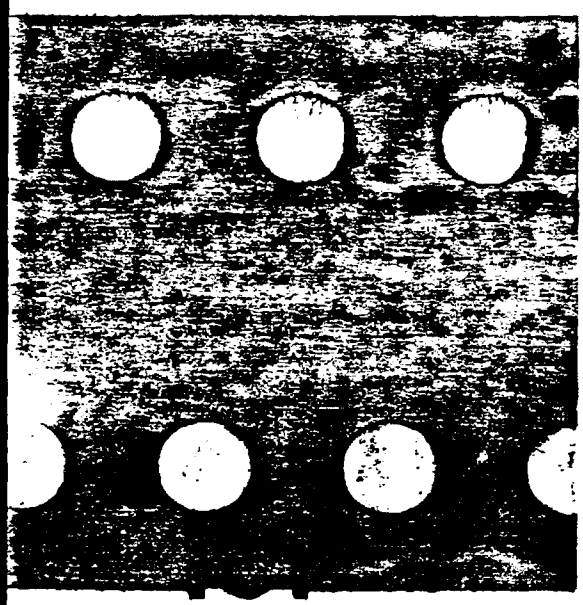
RECEIVED OF _____

FOR _____

BOOK 9788 PG 800

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
230000.00
DON TX 851.00
PRFEE 1.00
WDEED 12.00
TOTAL 864.00
CHECK 864.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/95 01 09:47 0001 1741

95 SEP -8 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00098097
IDENTIF. # REFERENCE

No. 950627