BOOK 9831PG164

This instrument prepared by:
Robert M. Holland, Jr., Esq.
Trabue, Sturdivant & DeWitt
511 Union Street, 25th Floor
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s):
John H. Tunstall, Jr.
5003 Gallatin Road
Nashville, TN 37216

Send Tax Bills To:
Same

Tract I:
Map/Parcel: 071-06-0-087.00
Tract II:
Map/Parcel: 026-00-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LOW COUNTRY ASSOCIATES, INC. (The "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN H. TUNSTALL, JR. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to: 1995 Real Estate Taxes and all easements and restrictions of record.

This is improved property known as 2104 Gallatin Pike North, Madison, Tennessee and 310 West Trinity Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 1995.

LOW COUNTRY ASSOCIATES, INC.

By: _____

Title: President

0113295
IDENTIFICATION REFERENCE

95 OCT 18 PM 12:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7371 10/18 0101 030HECK 3546.50

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John N. Tunstall, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (himself/~~herself~~) to be President of LOW COUNTRY ASSOCIATES, INC., being authorized so to do, executed the foregoing instrument for the corporation by (himself/~~herself~~) as signing the name of the corporation by (himself/herself) as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of October, 1995.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1998

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 955,000.00.

AFFIANT

Subscribed and sworn to before me,
this 17th day of October, 1995.

Barbara S. Williams
NOTARY PUBLIC

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN

39846

EXHIBIT A

Tract I

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot 3 as shown on the plan entitled "Revised Rivergate Properties LTD" as of record in plat book 6250, page 919, Register's Office for Davidson County, Tennessee and being described according to a survey dated October 5, 1995 and prepared by Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Project No. 85-002, W.O. No: 5021, and being more particularly described as follows:

Commencing at an existing concrete monument at the west end of the southwest return curve at the intersection of the northwesterly right-of-way line of Gallatin Pike (a 154 foot wide road) and the southwesterly right-of-way line of Liberty Lane (a 55 foot wide road); Thence, with the northwesterly right-of-way line Gallatin Pike, S 50° 07' 23" W, 219.73 feet to an existing concrete monument; Thence S 86° 40' 03" W, 7.80 feet; Thence S 50° 13' 26" W, 271.54 feet to an existing concrete monument; Thence N 39° 37' 11" W, 3.89 feet to an existing concrete monument; Thence S 49° 23' 06" W, 51.03 feet to a point; Thence, leaving said right-of-way line 25° 51' 03" E, 35.73 feet to an existing iron pin being the point of beginning of the herein described tract of land; Thence,

1. With the common line of Lot 4 of the above referenced subdivision S 64° 08' 57" W, 162.00 feet to an existing iron pin; Thence,

2. With the common line of Lot 2 of said subdivision N 25° 51' 03" W, 200.00 feet to an iron pin set; Thence,

3. With the common line of Lot 4 of said subdivision N 64° 08' 57" E, 162.00 feet to an iron pin set; Thence,

4. Continuing with said common line, S 25° 51' 03" E, 200.00 feet to the point of beginning and containing 32,400 square feet or 0.744 acres more or less.

Being the same property conveyed to Low Country Associates, Inc. by deed of record in Book 7091, page 91, Register's Office for Davidson County, Tennessee.

Tract II

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot One as shown on the plan entitled "Tunstall Subdivision" as of record in plat book 6200, page 548, Register's Office for Davidson County, Tennessee and being described according to a survey dated October 10, 1995 and prepared by Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206, Project No. 86-136, W.O. No: 5020 and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of West Trinity Lane as dedicated by the above referenced plan, said pin lying 40 feet south of and parallel with the centerline of said road and also being situated 640 feet more or less west of the centerline intersection of West Trinity Lane and Brick Church Pike,

1. Thence S 04° 14' 38" W, 214.04 feet to an existing iron pin; Thence,

2. With the north line of the Barbara P. Friedman and Marvin P. Friedman, Trustees property, N 87° 04' 00" W, 264.35 feet to an iron pin set in the southeasterly right-of-way of Scruggs Lane, (a 50 foot wide unimproved right-of-way); Thence,

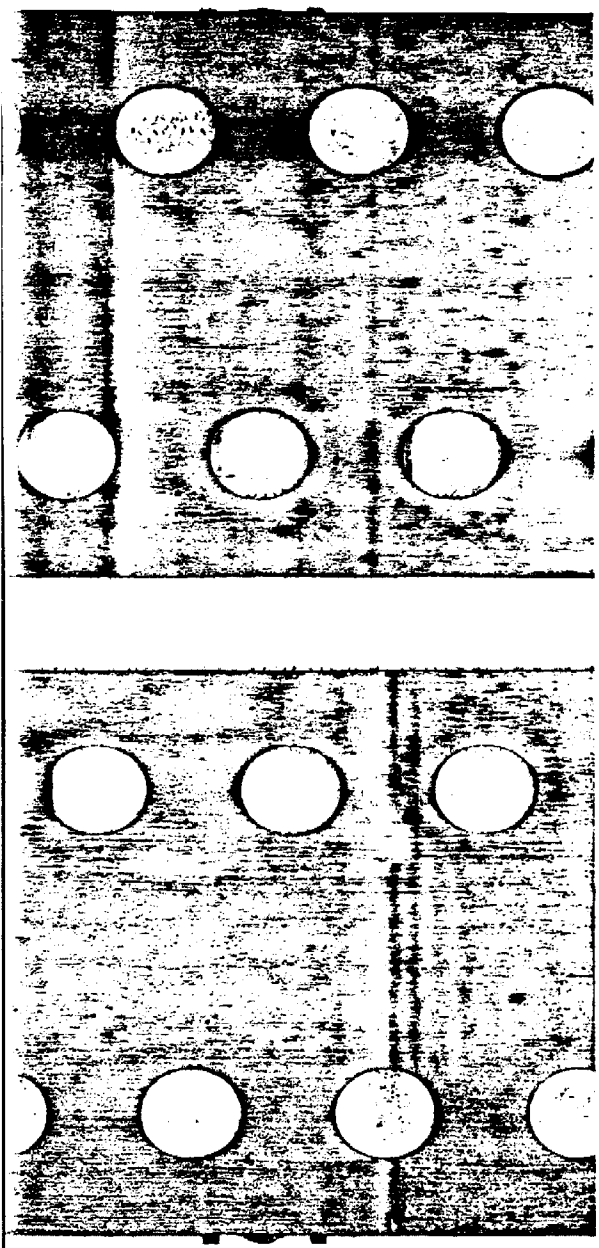
3. With the southeasterly right-of-way of Scruggs Lane, N 32° 37' 13" E 234.80 feet to an iron pin set; Thence,

4. Northeasterly 27.37 feet along the arc of a curve to the right that has a radius of 25.00 feet to an iron pin set in the southerly right-of-way of West Trinity Lane, said curve has a chord bearing and distance of N 63° 59' 21" E, 26.03 feet; Thence,

5. Easterly 130.22 feet along the arc of a curve to the left that has a radius of 2909.79 feet to the point of beginning, said curve has a chord bearing and distance of S 85° 55' 32" E, 130.21 feet.

The above described tract contains 44,152 square feet or 1.014 acres more or less.

Being the same property conveyed to Low Country Associates, Inc. by deed of record in Book 7097, page 319, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9831 PG 167

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
955000.00
CON TX 3533.50
PRFEE 1.00
WDEED 12.00
TOTAL 3546.50
CHECK 3546.50

10/13/95 01 12:27 0001 7971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01 13295
IDENTIF. # REFERENCE

95 OCT 18 PM 12:25
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 966690