THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LTIC 6759

BOOK 9898 PG 345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND FIVE HUNDRED AND 00/100 ($23,500.00) DOLLARS, cash in hand paid by TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, receipt of which is hereby acknowledged, I, LEE CHIRA, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Lot No. 52 of Poplar Creek Estates, Phase II, a plat of which is of record in Book 6900, Pages 339 through 347, and as amended in Book 7900, Pages 888 and 889, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Lee Chira, Trustee, by Quitclaim Deed from Nashville, Properties Partnership, a Florida general partnership composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc., dated February 21, 1991, and of record in Book 8391, Page 159, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and reservations of record in Book 6474, Page 346, and amended in Book 6486, Page 587; and to a Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, and amended in Book 6987, Page 966; Book 7270, Page 648; and Book 7964, Page 33; and subject to all matters as shown by plat of record in Book 6900, Pages 339 through 347, and amended in Book 7900, Pages 888 and 889, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> This conveyance is subject to a Storm Water Detention Agreement, dated December 19, 1986, and of record in Book 7099, Page 299, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, forever. And I do covenant with the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

LINDA J. KNUDSEN executes this instrument on behalf of LEE CHIRA, Trustee, pursuant to a power of Attorney dated July 23, 1993, and of record in Book 8813, Page 432, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 30 day of Nov., 1995.

LEE CHIRA, Trustee

BY: Lee Chira, Trustee by Linda J. Knudsen Attorn. in Fact
LINDA J. KNUDSEN, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

BOOK 9898 PG 346

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LINDA J. KNUDSEN, Attorney in Fact for LEE CHIRA, Trustee, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of the said LEE CHIRA, Trustee, for the purposes therein contained.

Witness my hand and official seal at office in said County this 30th day of November, 1995.

Notary Public

My Commission Expires: 12/27/95

AFFIDAVIT

Linda Gill

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$27,000.00~~ $23,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda Gill
Affiant

Sworn to and subscribed to before me this 30th day of November, 1995.

Notary Public

My Commission Expires: 12/27/95

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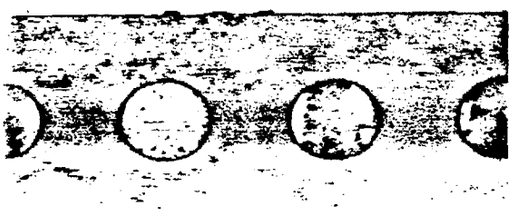
MAP/PARCEL
155-8C-52
FIELD BOOK NO.
9D-80337

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Thomas W. Little
Tennessee Construction Company
303 Woodland Drive
Kingston Springs, TN 37082

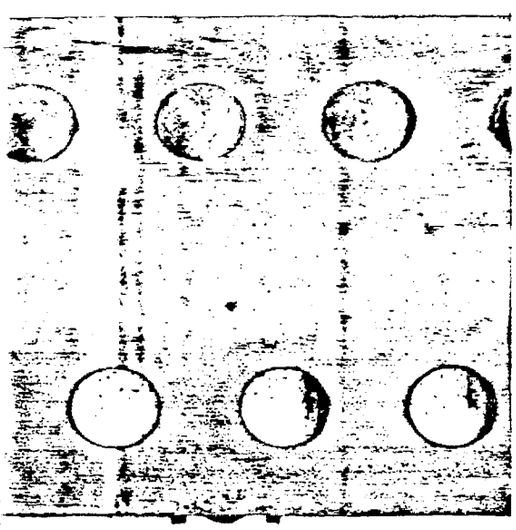
95 DEC 27 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0134981
IDENTIF. & REFERENCE

12/27 2101 03C-HECK
95.9







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9898 PG 347

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	23500.00
CON TX	86.95
PRFEE	1.00
WDEED	8.00
[illegible]	95.95
[illegible]	95.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/27/95 01 09:35 0001 1487

0134981
IDENTIF. ↑ REFERENCE

95 DEC 27 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989883