0137219

IDENTIFICATION REFERENCE

95 JAN -2 PM 3:15

DAVIDSON COUNTY, TN.

This instrument prepared by:
SHERRARD & ROE, P.L.C.
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 9906 PAGE 219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. Keith Perryman 116 Wilson Pike, Box 67 Brentwood, Tennessee 37027	Same	Map 117-1 Parcel 106

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FRANCES HORN BATSON, STANLEY F. HORN, III, ALICE CROWNOVER WEYMULLER, SIMS CROWNOVER, JR, ARTHUR CROWNOVER, II and STANLEY HORN CROWNOVER (hereinafter referred to as the "Grantors"), do hereby, transfer and convey unto FORREST PARK PARTNERSHIP, a Tennessee general partnership consisting of Keith Perryman, Kimmy Perryman and Steve Cox (hereinafter referred to as the "Grantee"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

Lying in the Seventh Civil District of Davidson County, Beginning at the Southwest corner of Golf Club Road, or Whitland Avenue and the Wharton Turnpike and running thence with the eastern margin of the said Golf Club Road, or Whitland Avenue, Five Hundred and twenty five feet (525) to a point; thence eastwardly in a line parallel to the Wharton Turnpike Five Hundred Fifty Feet (550) to a point; thence northwardly Four Hundred ninety-four and two tenths (494.2) feet to the southern margin of the Wharton Turnpike, thence westwardly Five Hundred Fifty (550) Feet and with the southern margin of the Wharton Turnpike to the place of beginning, containing six and three tenths (6.3) acres, more or less.

Being the same property conveyed to Beryl W. Horn by deed from Stanley F. Horn of record in Book 982, page 435, Register's Office for Davidson County, Tennessee. Title is now vested in Frances Horn Batson, Stanley F. Horn, III, Alice Crownover Weymuller, Sims Crownover, Jr., Arthur Crownover, II and Stanley Horn Crownover pursuant to the Last Will and Testament of Beryl W. Horn of record in Book 9899, page 455, said Register's Office. The said Ruth H. Crownover, Stanley F. Horn, Jr. and Ruth Crownover Gold having since died.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the real estate in fee simple, has a good right to convey, it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1995 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Such matters as a current survey would disclose and rights of parties in possession.
4. ~~Subject to all matters shown on the Plan of Forest Park of record in Plat Book ____, page ____, Register's Office for Davidson County, Tennessee.~~ Initials
5. All other matters of record as may affect the subject property.

Excepting only the Permitted Exceptions, Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTORS have executed this deed as of the 15th day of December, 1995. This deed is being executed in one or more counterparts and when placed together constitute one original deed.

FRANCES HORN BATSON

STATE OF Louisiana)
~~COUNTY~~ Parish OF Orleans)

Before me, a Notary Public of the State and County aforesaid, personally appeared FRANCES HORN BATSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in New Orleans, ~~Tennessee~~ Louisiana, this 21st day of December, 1995.

Notary Public

My Commission Expires: At Death

BOOK 9905 PG 221

STANLEY F. HORN, III

STATE OF TN)
)
COUNTY OF CUMBERLAND)

Before me, a Notary Public of the State and County aforesaid, personally appeared STANLEY F. HORN, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in CROSSVILLE, Tennessee, this 22nd day of DEC, 1995.

Notary Public

My Commission Expires:

DEC 8 1998

BOOK 9905 PG 222

Alice Crownover Weymuller
ALICE CROWNOVER WEYMULLER

STATE OF WA)
)
COUNTY OF King)

Before me, a Notary Public of the State and County aforesaid, personally appeared ALICE CROWNOVER WEYMULLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that she further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Seattle, WA, this 20th day of December 1995.

Patti Francis
Notary Public

PATTI FRANCIS NOTARY PUBLIC 9-4-96 STATE OF WASHINGTON

My Commission Expires:
9/4/96

BOOK 9906 PG 223

SIMS CROWNOVER, JR.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared SIMS CROWNOVER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of December, 1995.

Notary Public

My Commission Expires:

July 24, 1999

BOOK 9905 PG 224

ARTHUR CROWNOVER, II

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, a Notary Public of the State and County aforesaid, personally appeared ARTHUR CROWNOVER, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 22nd day of December, 1995.

Sharon L. Travis
Notary Public

My Commission Expires:

March 27, 1997

BOOK 9905 PG 225

Stanley Horn Crownover

STANLEY HORN CROWNOVER

STATE OF NC)
)
COUNTY OF Buncombe)

Before me, a Notary Public of the State and County aforesaid, personally appeared STANLEY HORN CROWNOVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Asheville, North Carolina this 21 day of December, 1995.

NOTARY PUBLIC CAYLEN C. ALLEN

Daylen S. Allen

Notary Public

My Commission Expires:

11-9-96

BOOK 9906 PG 226

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer of property is $1,750,000.00 and no other monetary consideration.

AFFIANT

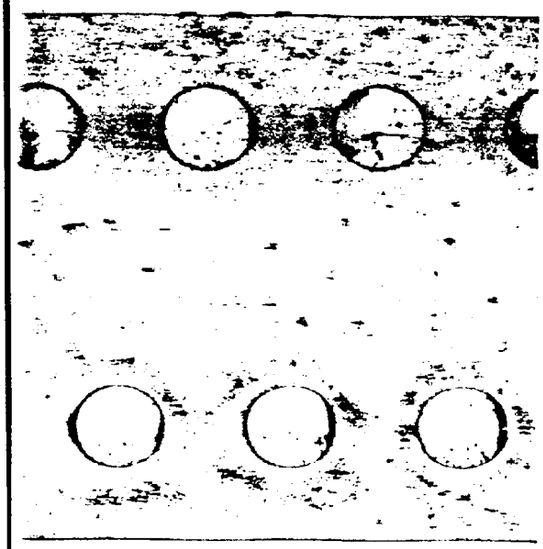
Sworn to and subscribed before me this 27th day of ~~January, 1996~~ December, 1995.

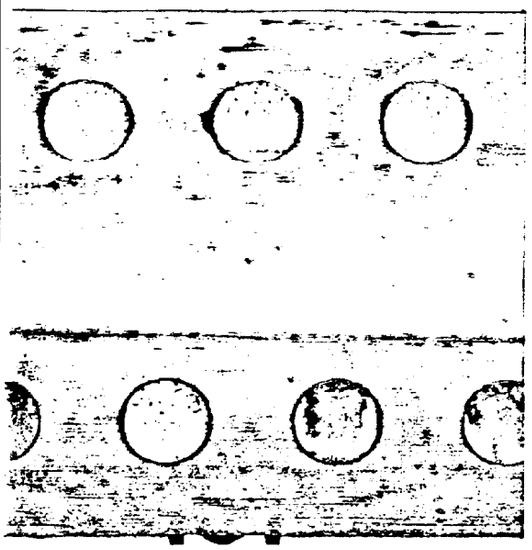
Notary Public

My Commission Expires:

March 27, 1999

3884 01/02 0101 03CHECK 6508.00





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

RECEIVED OF _____

FOR _____

BOOK 9906 PG 227

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
1750000.00
CON TX 6475.00
PRFEE 1.00
WDEED 32.00
TOTAL 6508.00
CHECK 6508.00

01/02/96 01 15:17 0001 3884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137219
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 3:15
FELIX Z. WILSON REGIS.
DAVIDSON COUNTY, TN.

No. 992254