OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2463950

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000 ~

Dale P. Schneider AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF February, 19 96.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supct# 3149

Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Dale P. Schneider etux	Owners At Same Address	120-5-205
310 Deerwood		2DA-51257
Brethnwood, TN 37027		

Warranty Deed

BOOK 9943 PG 434

For and in Consideration of the sum of $ 255,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Mr. Gatti's Inc., a Texas Corporation

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dale P. Schneider and wife, Carole A. Schneider

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 2 on the plan of Stardust Commercial Park, Section One, a Resubdivision of Lot No. 2 and Reserved Parcel No. 2, as of record at Book 5190, page 76; and, together with the rights and/or grants of rights contained in three easements as of record at Book 5260, page 929, Book 5260, page 933, and Book 5260, page 943, all of record at the Register's Office for said County, and to all of which reference is hereby made and the same incorporated herein for a complete description of said lot and the grants contained in said easements and running with the land and for the use and benefit of said Lot No. 2.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8096, page 500, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:
said plan of record at Book 5190, page 76, and as may have application to said easements, the plan at Book 5190, page 66, and the covenants, limitations and/or rights of others as contained in said easements at Book 5260, page 929, Book 5260, page 933, and Book 5260, page 943,**

is improved (X) property, known as 1214 Murfreesboro Rd., Nashville, TN 37217 (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever d, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all ders. **all said Register's Office.

Witness our hands this 7th day of February, 19 96.

Mr. Gatti's Inc.

By: T. G. Ratcliffe
T. G. Ratcliffe, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9943 PG 435

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:
11-27-99

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____
Notary Public

95 FEB -9 AM 9:21
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0148963

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF ~~TENNESSEE~~ TEXAS:
County of Kerr }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared T. G. Ratcliffe, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Mr. Gatti's Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 7th day of February, 19 96

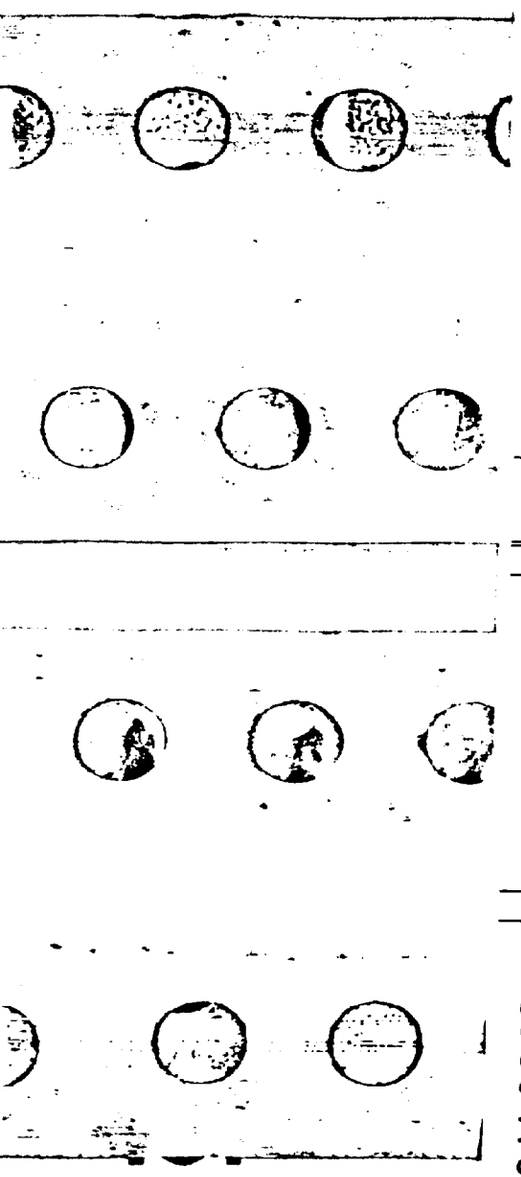
My Commission expires:
9-8-98

Jan R. Ivy
Notary Public

JAN R. IVY
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-08-98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

878-50



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

RECEIVED OF _____

FOR _____

BOOK 9943 PG 436

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
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
~~TOTAL 878.50~~
~~CHECK 878.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/96 01 09:22 0001 6461

0148963
IDENTIF. ⇒ REFERENCE

96 FEB -9 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004673