BOX 17

WARRANTY DEED

BOOK 9946 PG 792

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Lenard	same	MAP 133-10
(NAME) 9513 INAVALE	(NAME)	PARCEL 41
(ADDRESS) BRENTWOOD TN. 37027	(ADDRESS)	6DA36722
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Willa Dean Savage, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Lenard

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

Being Lot No. 47 on the Plan of the Subdivision of Section 18, Allied Industrial Park, as of record in Book 4885, page 167, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly right-of-way of McNally Drive as shown on said plan, said point being further described as being a concrete monument at the northwest corner of Lot No. 16, Section 6, Allied Industrial Park, as of record in Book 4060, page 69, Register's Office of Davidson County, Tennessee, and the northeast corner of the herein described Lot No. 47; thence South 25 deg. 11' East 274.99 feet to an iron pin; thence South 12 deg. 13' 50" West 92.57 feet to an iron pin; thence North 83 deg. 37' 45" West 145.74 feet to an iron pin, the southwest corner of the herein described Lot No. 47; thence North 24 deg. 02' 24" West 272.58 feet to an iron pin in the southerly right-of-way line of McNally Drive; thence with said southerly right-of-way of McNally Drive along a curve to the left, having a radius of 1349.10 feet, a distance of 26.92 feet to a concrete monument, the point of tangency to said curve; thence continuing with the southerly right-of-way line of McNally Drive North 64 deg. 49' East 148.08 feet to the point of beginning, containing 55,343.08 square feet, or 1.27, more or less, acres.

Being the same property conveyed to Willa Dean Savage by deed from James

CONTINUED

unimproved (X)
This is improved ( ) property, known as 405 McNally Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 13th day of February 19 96

Willa Dean Savage

Willa Dean Savage

BOOK 9946 PG 793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willa Dean Savage

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February 19 96.

Commission expires 4-19-97 _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me: _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____ _____ Notary Public

LEGAL DESCRIPTION CONTINUATION

Savage of record in Book 9019, page 45, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

7693 02/13 0101 03CHECK 589.90

0150100
IDENTIFICATION REFERENCE

95 FEB 13 PM 3:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9946 PG 794

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
157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

02/13/96 01 15:13 0001 7693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150108
IDENTIFICATION REFERENCE

96 FEB 13 PM 3:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1005891