PREPARED BY: Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, Tennessee 37115

BOOK 9975 PG 759

NAME/ADDRESS NEW OWNER:

Horis Carlton and
Michel C. Baudinot
6774 Gower Road
Nashville, TN 37209

SEND TAX BILLS:

Same

MAP & PARCEL:

101-00-0 080.01

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 11-22-97

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I (we), Penny S. Davis (divorced), Russell Eugene Sullivan (divorced), Nancy Sullivan Gann (divorced) and Becky Sullivan Mangano and husband, Joseph Mangano, heirs to the Estate of Frank W. Sullivan, Becky Mangano, Administratrix CTA, have this day bargained and sold, and do hereby transfer and convey unto the said Horis Carlton and Michel C. Baudinot, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

BEING A TRACT OF LAND in the Twenty-Third Councilmanic District of Davidson County, Tennessee, and located on the west margin of Gower Road and south of River Road and being more particularly described as follows:

BEGINNING on a point located in the west margin of Gower Road (50 foot right of way), said point being 316 feet, more or less, south of the intersection of the centerline of River Road Pike with the centerline of Gower Road and 25 feet west of the centerline of Gower Road, and said point being the northeast corner of the herein described tract and the southeast corner of Pickney as evidenced in Deed Book 3812, page 541, in the Register's Office of Davidson County, Tennessee (RODC), thence;

1) Along the west margin of Gower Road and the east line of the herein described tract S 39-54-46 W a distance of 63.48 feet to a point, thence;

2) Continuing along said margin and the east line of the herein described tract S 43-37-23 W a distance of 86.38 feet to a point, said point being the beginning of a curve to the right, thence;

3) Continuing along said margin and the east line of the herein described tract and with said curve to the right (said curve having a radius of 501.35 feet, a delta angle of 21 degrees 30 minutes 51 seconds, a chord bearing of S 54-22-49

W, and a chord length of 187.15 feet), an arc length of 188.25

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feet to a point in a gravel drive, thence;

4) Continuing along said margin and the east line of the herein described tract S 65-08-14 W a distance of 25.00 feet to a point, said point being the southeast corner of the herein described tract, and said point also being the northeast corner of the 10.068 acres, more or less, conveyed to the same Grantees herein, and said point being the point of beginning of said 10.068 acres, more or less, the deed for which is simultaneously recorded; thence;

5) Leaving said margin and severing the land of Frank W. Sullivan N 38-39-30 W a distance of 245.00 feet to a point in a fence line, thence;

6) Continuing to sever the land of Frank W. Sullivan N 01-17-13 W a distance of 378.94 feet to a point in the south line of Pickney, said point being the northwest corner of the herein described tract, thence;

7) Along the north line of the herein described tract and the south line of Pickney S 52-08-35 E a distance of 553.10 feet to a point, the beginning, containing 3.000 acres more or less, according to a preliminary plat by Jesse E. Walker, RLS, PE, dated 03/23/94, and based upon a survey by Robert Lee Spears dated March 6, 1992. The above-described tract is a portion of the land of Frank W. Sullivan as evidenced in Deed Book 2035, page 374 (RODC).

The property conveyed herein is subject to all restrictions and easements of record.

This is ( )improved (x)unimproved property known as

_____.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 4th day of March, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Penny S. Davis

Penny S. Davis

STATE OF North Carolina)
COUNTY OF Guilford)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Penny S. Davis, the within-named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory

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evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Greensboro, NC, this 1st day of March, 1996.

Carol N. Longworth
NOTARY PUBLIC

My Commission Expires: 5/2/99

CAROL N. LONGWORTH
NOTARY PUBLIC
GUILFORD COUNTY, NC
Comm. Expires 5/2/99

Russell Eugene Sullivan

Nancy Sullivan Gann

Becky Sullivan Mangano

Joseph Mangano

STATE OF)
COUNTY OF)

7267 03/12 0101 03CHECK 105.50

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Russell Eugene Sullivan, Nancy Sullivan Gann, Becky Sullivan Mangano and Joseph Mangano

the within-named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 4th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 11-22-97

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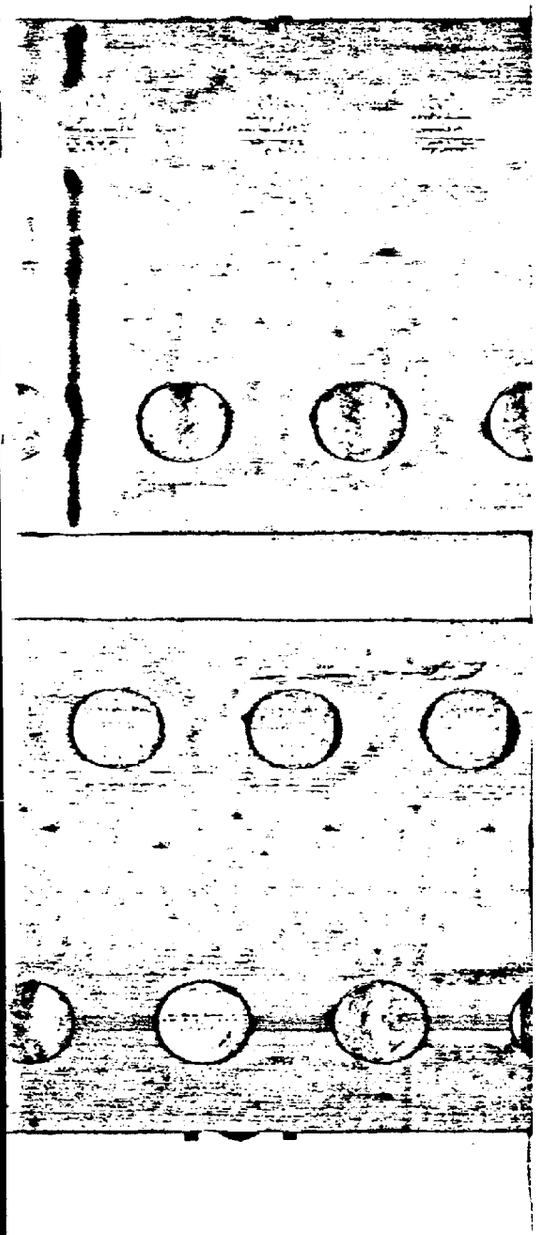
96 MAR 12 AM 8:28

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0159028 IDENTIF. ↑ REFERENCE

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9975 PG 762

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

03/12/96 01 08:28 0001 7267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159028
IDENTIF. ← REFERENCE

96 MAR 12 AM 8:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015352