This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
B & Y Properties Inc.	B & Y Properties Inc	Map 149-1B
710 Washington Drive	SAME	Parcel 70 and
Lebanon TN 37087		Map 149
		Parcel 9

WARRANTY DEED BOOK 9980 PG 588

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

CLARENCE EDMONDS AND JAMES T. REDD

have bargained and sold and by these presents do hereby transfer and convey unto the said

B & Y PROPERTIES, INC.,
a Tennessee Corporation

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Reserved Parcel "D" as shown on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892, 893 and 894, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarence Edmonds and James T. Redd by deed from Wellington Enterprises, Ltd., a New York Corporation, authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., of record in Book 7399, page 585, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in the 2nd Civil District of Davidson being a 2.69 acre tract ± according to a survey by James S. Terry dated January 30, 1987 and described as follows:

Beginning at a point in the northerly margin of Una-Antioch Pike where the within described property intersects and adjoins the Plat of Piccadilly Square, Phase III, which is recorded in Plan Book 6250, pages 892, 893 and 894, Register's Office for Davidson County and where the within property is shown as the Virginia M. Gentry property and said beginning point being 456.61 feet from the north east corner of said Plan as measured along the northerly margin of Una-Antioch Pike in a generally westerly direction; thence north 77 degrees 54 minutes 34 seconds West 709.67 feet with an existing fence to an axle being a point; thence south 10 degrees 21 minutes 41 seconds west 232.37 feet with a fence to a set iron pin; thence south 80 degrees 00 minutes 07 seconds east 398.87 feet to a set iron pin in the northerly margin of Una-Antioch Pike; thence with the northerly margin of same in a generally easterly direction in a curve with a length of 345.74 feet to the point of beginning. Said curve having a radius of 746.20 feet and tangent of 176.03.

It is the intent of the grantors to convey all the land they may have an interest in between their northerly line and the southerly line of Piccadilly Square, Phase III, Plan Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence Edmonds and James T. Redd by deed from Virginia Miller Gentry, unmarried, and Col. Ray E. Miller, of record in Book 7399, page 844, said Register's Office.

THIS CONVEYANCE SUBJECT TO:

1. 1996 taxes.

2. All applicable local government planning, building and zoning regulations, Declaration of Covenants and Restrictions and additional Restrictive Covenants for Single and Two Family Dwelling Units, in instrument of record in Book 6236, page 683, et. seq., said Register's Office; amendments to Declaration of Covenants and Restrictions of record in Book 6295, page 506, et. seq.; Book 6295, page 520, et. seq.; Book 6295, page 534, et. seq.; Book 6300, page 409, et.seq.; re-recorded in Book 6306, page 833, et. seq., said Register's Office.

3. Plan of record in Book 6250, pages 892, 893 and 894, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

4. Storm Water Detention Agreement of record in Book 6782, page 518, said Register's Office.

Wife of Clarence Edmonds, Billie P. Edmonds, and Frances Redd, wife of James T. Redd, join in this conveyance for the purpose of conveying their right, title and interest to the subject property.

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, except as above set forth. 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, except as set forth above.

Whenever 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 our hands this 29th day of February, 1996.

BOOK 9980 PG 589

Clarence Edmonds
CLARENCE EDMONDS

James T. Redd
JAMES T. REDD

Billie P. Edmonds
BILLIE P. EDMONDS

Frances Redd
FRANCES REDD

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CLARENCE EDMONDS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in _____, this 29th, day of February, 1996.

Rebecca Lynn McGarity
NOTARY PUBLIC

My commission expires: 11/28/99.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared BILLIE P. EDMONDS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in _____, this 29th, day of February, 1996.

Rebecca Lynn McGarity
NOTARY PUBLIC

My commission expires: 11/28/99.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES T. REDD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in _____, this 29th, day of February, 1996.

Rebecca Lynn Waisanty
NOTARY PUBLIC

My commission expires: 11/28/99.

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRANCES REDD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in _____, this 29th, day of February, 1996.

Rebecca Lynn Waisanty
NOTARY PUBLIC

My commission expires: 11/28/99.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00.

Clarence Edmonds

Sworn to and subscribed before me this 29th day of February, 1996.

Rebecca Lynn Waisanty
NOTARY PUBLIC

My commission expires: 11/28/99.

IDENTIF. ↑ REFERENCE

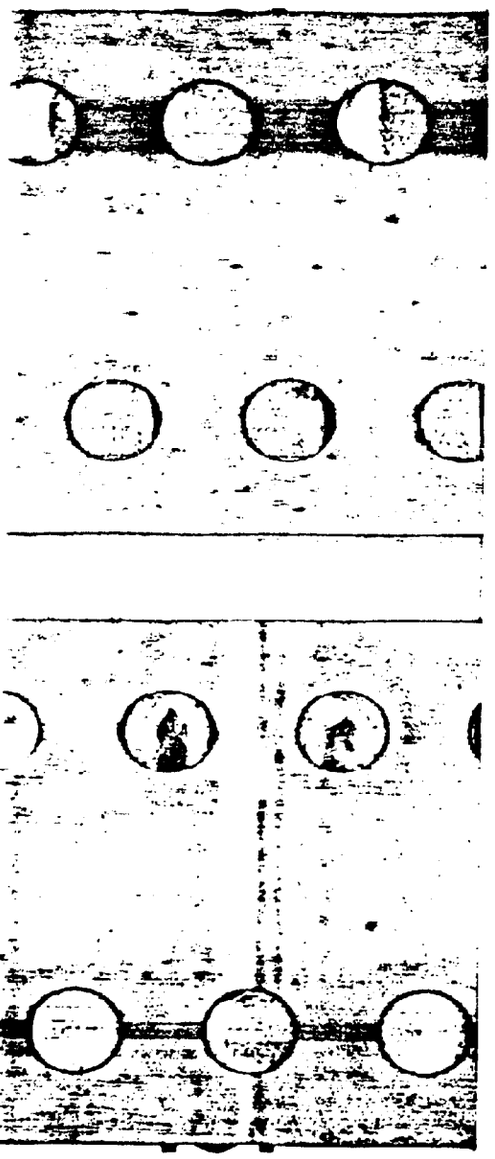
96 MAR 15 PM 1:48

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9019 03/15 0101 03CHECK 253.50

016050



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

RECEIVED OF _____

FOR _____

BOOK 9980 PG 591

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

03/15/96 01 13:48 0001 9019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160650
IDENTIF. ↑ REFERENCE

96 MAR 15 PM 1:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1017081