WARRANTY DEED

9998 pg 945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 340,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March, 96

Notary Public

MY COMMISSION EXPIRES: March 6, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realmark Equities Corp. (NAME)	Realmark Equities Corp. (NAME)	72-2-140
3407 Gallatin Road (ADDRESS)	5570 Glenridge Drive (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Atlanta, GA 30342 (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, Don Massey and wife, Mildred E. Massey and Wayne Jackson and wife, Brenda Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Realmark Equities Corp.

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:

SEE ATTACHED SCHEDULE "A" FOR COMPLETE LEGAL DESCRIPTION

0166290
IDENTIFICATION REFERENCE

96 APR -2 AM 9:19
FELIX REGISTER
DAVIDSON COUNTY, TN.

[illegible] 1271.00

unimproved ( )
This is improved (X) property, known as 3407 Gallatin Road, Nashville, Tennessee 37216
(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 our hand s this 30th day of March, 19 96

Don Massey

Mildred E. Massey
By Her Attorney-in-Fact
Don Massey

Wayne Jackson

Brenda Jackson

9998-949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Massey and Mavis Jackson and wife, Brenda Jackson

the bargainor is, 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 Brentwood, Tennessee, this 28th day of March 19 96.

Commission expires March 6, 1999

Brenda L Johnson
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 1996, before me, the undersigned, a Notary PUblic in and for said County and STate, personally appeared Don Massey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mildred E. Massey, and acknowledged that he executed the same as the free act and deed of said Mildred E. Massey.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 1996.

My Commission Expires: 3/6/99

Brenda L Johnson
Notary Public

SCHEDULE "A"

Being a parcel of land in Nashville, First Civil District Eight Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Gallatin Pike and Home Road (formerly known as Masonic Home Road), being a part of Lot Nos. One, Two, Eight, and Burrus lot as shown on the plan of E. E. Craig's Subdivision as of record in Book 894, page 640, and 641, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 28, 1996, made by William C. Watson of Barge, Waggoner, Sumner and Cannon, Inc., Tennessee Registered Land Surveyor License No. 1487, as follows:

Beginning, at an iron pin at the point of intersection of the westerly right-of-way line of Gallatin Pike and the northerly right-of-way line of Home Road;

Thence, with said northerly right-of-way line of Home Road, N. 66 deg. 44' 00" W, 258.55 feet to the point of intersection with the easterly right-of-way line of Baxter Street;

Thence, with said right-of-way line N. 25 deg. 51' 22" E., 195.69 feet to an iron pin;

Thence, leaving right-of-way line with the southerly line of property conveyed to CBC Limited by deed of record in Book 7101, page 150, R.O.D.C. S. 66 deg. 04' 48" E, 261.72 feet to a point in the westerly right-of-way line of Gallatin Pike;

Thence, with said right-of-way line S. 26 deg. 50' 00" W, 192.88 feet to the point of beginning.

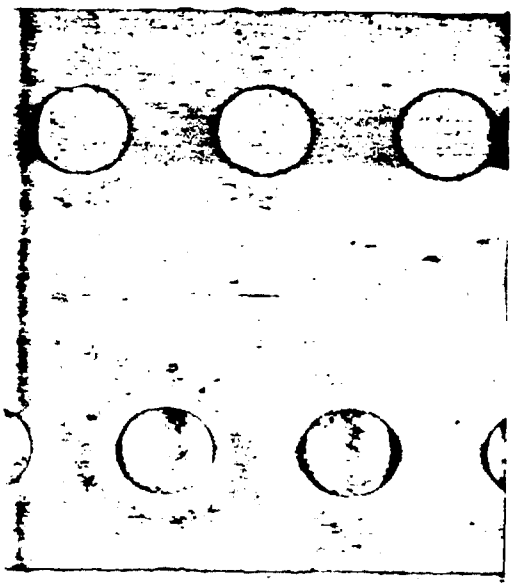
Being the same property conveyed to Don Massey and Wayne Jackson by deed from Martin Theatres of Georgia, Inc., a Georgia corporation, of record in Book 5240, page 404, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Any rollback taxes are the responsibility of the Grantee; (3) All restrictions of record in Book 633, page 474, R.O.D.C., TN; (3) Permissive Easement for ingress and egress of record in Book 3946, page 388, R.O.D.C., TN; (4) Easement reserved in Book 3898, pages 399 and 400, R.O.D.C., TN; (5) Easement for Sewer of record in Book 1846, page 550 R.O.D.C., TN; (6) Easement Agreement of record in in Book 3946, page 384, R.O.D.C., TN; (7) Easement retained in Book 3219, page 514, R.O.D.C., TN; (8) All matters appearing on the plan of record in Book 633, page 474, said Register's Office; (9) All applicable governmental and zoning regulations.

Brenda Jackson joins in the execution of this instrument solely to relinquish any marital rights she may have in the property by virtue of her marriage to Wayne Jackson.

Mildred E. Massey joins in the execution of this instrument solely to relinquish any marital rights she may have in the property by virtue of her marriage to Don Massey.

Don Massey executes this Warranty Deed for and on behalf of himself and his wife, Mildred E. Massey pursuant to a Power of Attorney recorded simultaneously herewith.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BK 8998 PG 951

CV	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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
				340000.00
			CON TX	1258.00
			PRFEE	1.00
			ALFEE	12.00
				00
				3046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166290
IDENTIF. # REFERENCE

96 APR -2 AM 9:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023047