This instrument prepared by:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

BOOK 10005 PG 765

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Phil Watts 1402 NORTHWEST BROAD ST. MURFREESBORO, TN 37129	Same	51-8 23

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, Volstate Properties, Inc. has this day bargained and sold and does hereby transfer and convey unto Phil Watts, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a 0.425 more less acre tract of land, lying in the First Civil District of Davidson County, Tennessee, and being the National Life and Accident Insurance Company property as of record in Deed Book 2926, page 112, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin set in the westerly margin of Gallatin Pike, said iron pin being 274.17, more or less feet, from the northwesterly corner of the intersection of Gallatin Pike and Due West Avenue, as measured northwardly therefrom; thence leaving the said westerly margin of Gallatin Pike and with the northerly line of the Bankers Trust of South Carolina TRS. Property, as of record in Book 5384, page 250, Register's Office of Davidson County, Tennessee North 57 degrees, 26 minutes 00 seconds West, a distance of 150.00 feet to a point; thence leaving the said northerly line of the Bankers Trust of South Carolina property and with the easterly line of Park Development Co. Property as of record in Book 3284, page 399, Register's Office for Davidson County, Tennessee, North 29 degrees 14 minutes 01 seconds East, a distance of 125.00 feet to a point; thence continuing South 57 degrees 25 minutes, 59 seconds East a distance of 131.07 feet to a point; thence continuing and with a return curve to the right, having a radius of 20.00 feet, chord bearing of South 14 degrees, 01 minutes, 36 seconds East, a chord distance of 27.49 feet, to a point on the westerly margin of Gallatin Pike; thence with the said westerly margin of Gallatin Pike and with a curve to the left, having a radius of 17,235.00 feet a chord bearing of South 29 degrees, 12 minutes, 07 seconds West, a chord distance of 106.08 feet to the point of beginning, containing 0.428 more or less acres.

Being the same property conveyed to Volstate Properties, Inc. by Quitclaim deed from Sunstate Foods (U.S.A.), Inc. of record in Book 8931, page 640, as re-recorded in Book 8933, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encroachments known to Grantees, 1996 property taxes, and all matters of record, including those as shown in the following: Easements granted in instruments of record in Book 3340, page 548 and Book 3308, page 19, said Register's Office; and subject to all matters as shown on the survey of Anderson-Delk & Associates dated September 11, 1985.

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $ [illegible].

Affiant

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

Notary Public

My Commission Expires: September 27, 1997

This is improved property, known as 1108 Gallatin Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth herein. Grantor further covenants and binds its successors and assigns to warrant and forever defend such title to said real estate to the said Grantee, his successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on the date and year first above written.

GRANTOR:

VOLSTATE PROPERTIES, INC.

BY: [illegible]

TITLE: Secty

96 APR -4 PM 2:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. ▲ REFERENCE

016813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

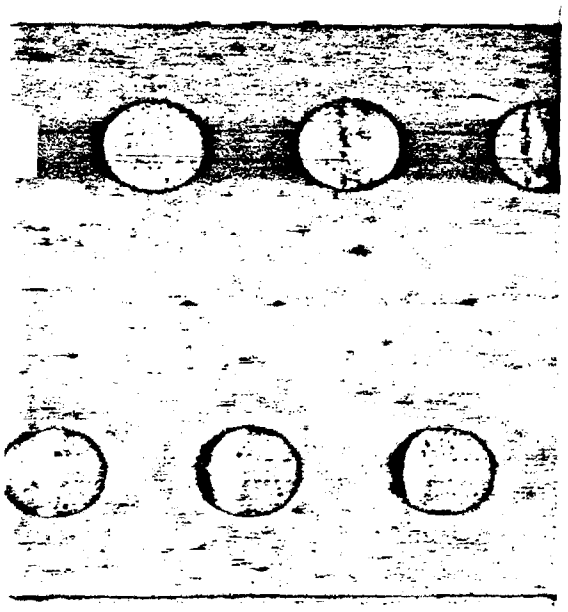
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harlen Dodson III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Volstate Properties, Inc., a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by himself as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of April, 1996.

NOTARY PUBLIC

My commission expires: September 27, 1997

6999 04/04/96 01 03CHECK 1026.50



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

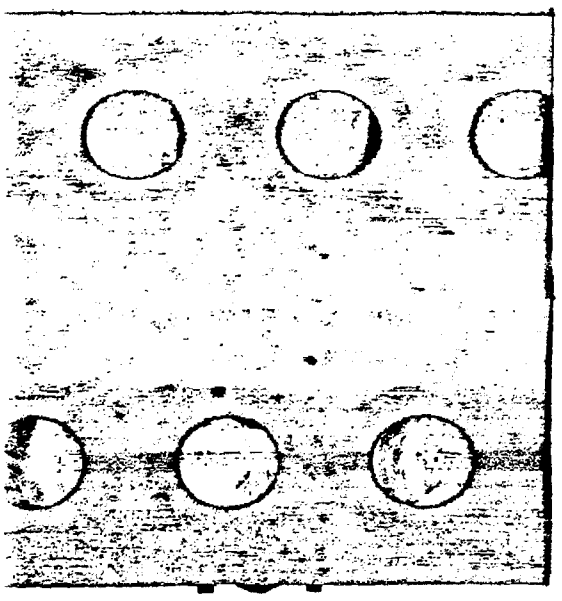
RECEIVED OF _____

FOR _____

BOOK 10005 PG 767

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
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50

04/04/96 01 14:54 0001 6999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168113
IDENTIF. ↑ REFERENCE

96 APR -4 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024990