BOOK 10006 PG 404

WARRANTY DEED

FROM: **Madda Partners, L.P.**
TO: **John T. Jones and John L. Jones, as tenants in common**

Address New Owner(s):		
John T. Jones and	Send Tax Bills to:	Map-Parcel No.
John L. Jones		
2640 Franklin Pike	Same	118-060-137.00
Nashville, Tennessee 37204		

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Nashville TN 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Johnny T. Jones
AFFIANT

Subscribed and sworn to before me, this the 29 day of March, 1996.

Sadie Anderson
NOTARY PUBLIC

My commission expires: 7-21-97

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE MONTGOMERY CO.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Madda Partners, L.P. hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto John T. Jones and John L. Jones, tenants in common, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being a tract of land in the City of Berry Hill, Tennessee, being a part of Lot No. 6, Map of Armistead Lands, as of record in Plan Book 2, page 73, of the Chancery Court, and described as follows:

BEGINNING at a point at the intersection of the easterly margin of Franklin Road, U.S. 31, and the southerly margin of old Tennessee Central R. R. R. O. W. (now abandoned); thence with the southerly margin of said Railroad R. O. W. with a curve to the right (Radius 1223.24 feet) 193.09 feet to a point, and having a chord bearing and distance of N 43 degrees 40 minutes 13 second E 192.89 feet, said point being in the westerly margin of Interstate I-65; thence with the westerly margin of I-65, as follows: S 23 degrees 27 minutes 45 seconds E 17.80 feet to a point; thence S 4 degrees 11 minutes E 177.85 feet to a point; thence S 16 degrees 41 minutes 37 seconds W 158.71 feet to a point; thence S 76 degrees 43 minutes W 51.5 feet to the easterly margin of Franklin Road; thence with the easterly margin of Franklin Road N 14 degrees 47 minutes West 225.50 feet to the point of BEGINNING.

Being the same property conveyed to MARTA PARTNERS, L.P. by quitclaim deed from Marta Technologies of record in Book 8777, page 83, Register's Office of Davidson County, Tennessee. The said Marta Partners, L.P. changed its name to Madda Partners, L.P. by filing an amendment to the Certificate of Limited Partnership on December 3, 1992 with the Tennessee Secretary of State as reference number 2600-1066.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their 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:

1. Taxes for the year 1996, a lien but not yet due and payable.

2. All matters as shown on the Plan which is shown as Lot No. 6, Map of Armistead Lands, as of record in Plan Book 2, page 73, of the Chancery Court.

3. Easements to State of Tennessee, as set forth in instrument of record in Book 4367, Page 891, Register's Office for Davidson County, Tennessee.

4. Utility Overhead Line Easement of record in Book 4745, page 939, in said Register's Office.

5. Easements to Metroplitan Government of Nashville and Davidson County, Tennessee , as set forth in instrument of record in Book 5703, page 131, in said Register's Office.

6. Water Line and Sewer Service Easement of record in Book 6777, page 622, in said Register's Office.

7. Easement for flowage of Brown's Creek as shown on Plan of record in Book 2, page 73, of the Chancery Court.

8. Rights of tenants in possession.

IN WITNESS WHEREOF, the parties have executed this instrument on this 29 day of March, 1996.

"GRANTOR"

MADDA PARTNERS, L.P.

BY: MADDA, INC., GENERAL PARTNER

BY: _____

ITS: Vice President

96 APR -8 AM 9:37
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. + REFERENCE

0168324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, Notary Public of said State and County, James A. Webb III, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ___ VP _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of MARCH, 1996.

Sadie Anderson
Notary Public

SADIE ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

My commission expires:
7-21-97

7235 04/08 0101 03CHECK 786-00



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

RECEIVED OF _____

FOR _____

BOOK 10006 PG 406

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00
04/08/96 01 09:38 0001 7235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168324
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025223