0165100

IDENTIF. & REFERENCE PICK-UP

THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, Tennessee 37219
(615) 726-3400

96 MAR 28 PM 4:07

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED BOOK 9994 PG 843

New Owner/Address	Send Tax Bills To:	Map-Parcel Number
T. MICHAEL HARRIS RICH D. WEST 210 White Cloud Trail Murfreesboro, Tennessee 37130	SAME	Map 79, Parcel 21

RE-RECORD BOOK 10034 PG 863

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is Eight Hundred Thousand ($800,000) Dollars.

T. Michael Harris
AFFIANT

Janis J. Homan
NOTARY PUBLIC

My Commission Expires: 9-21-96

NOTARY PUBLIC DAVIDSON CO.

For and in consideration of the sum of Eight Hundred Thousand ($800,000) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFF TURCHIN, ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto T. MICHAEL HARRIS and RICH D. WEST, a joint venture ("GRANTEE"), their heirs, and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described on the attached **Exhibit A.**

This conveyance is made subject to taxes for 1996, which have been prorated between the parties and are to be paid by GRANTEE when the same become due.

This is improved property known as 7115 Cockrill Bend Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid property with the appurtenances, estate, title and interest thereto belonging to GRANTEE, their heirs and assigns forever.

RE-RECORD BOOK 10034 PG 864 BOOK 9994 PG 844

And GRANTOR does covenant with GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and warrants that the same is unencumbered, except as set forth above.

And GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26 day of March, 1996.

JEFF TURCHIN

Phyllis S. Turchin, wife of Jeff Turchin, enters into this conveyance for the sole purpose of conveying any and all marital rights in the which she may have in the property.

PHYLLIS S. TURCHIN

STATE OF ~~TENNESSEE~~ NEW YORK)
COUNTY OF ~~DAVIDSON~~ NASSAU)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFF TURCHIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26 day of MARCH, 1996.

NOTARY PUBLIC

My Commission Expires: 8/31/97

HOWARD ROY BELL
NOTARY PUBLIC, STATE OF NEW YORK
NO. 24-4998142
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES AUGUST 31, 1997

RE-RECORD

BOOK 9994 PG 845

BOOK 10034 PG 865

STATE OF NEW YORK)
COUNTY OF NASSAU)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS S. TURCHIN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Syosset, New York this 26 day of MARCH, 1996.

Howard Roy Bell
NOTARY PUBLIC

My Commission Expires: 8/31/97

HOWARD ROY BELL
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4918612
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES AUGUST 31, 19 97

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RECD 03/29 11:01 300HECK 29722 00

RE-RECORD

BOOK 10034 PG 866

EXHIBIT A

Beginning at an iron rod situated in the southerly margin of Cockrill Bend Industrial Road, said point being the northeast corner of the property conveyed to Young Sales Corporation of record in Deed Book 8150, page 448, Register's Office for Davidson County, Tennessee, said point also being the northwest corner of the herein described tract:

Thence, along said road, N 80° 33' 00" E, a distance of 48.80 feet to an iron rod. Thence, N 80° 45' 00" E, a distance of 141.05 feet to an iron rod. Thence, leaving said road, S 09° 16' 00" E, a distance of 759.90 feet to an iron rod. Thence, S 82° 44' 17" W, a distance of 175.20 feet to an iron rod. Thence, N 10° 23' 20" W, a distance of 753.80 feet to the point of beginning and containing 3.170 acres of land more or less.

Being the same property conveyed to Jeff Turchin of record in Deed Book 5765, page 983 in the Register's Office for Davidson County, Tennessee.

D:\WORD\WORD\2042.02\EXHIBIT.A5/1/96

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IDENTIF. & REFERENCE
RE-RECORD
96 MAY 1 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1999 15/2 0:01 03CHECK 15.00