BOOK 10049 PG 611

34

Address new owners

This Instrument Was Prepared By:
Connie J. Miller, Senior Counsel
NationsBank, N.A.
101 North Tryon Street
NC1-001-14-13
Charlotte, NC 28255

Send Tax Bills To:
Leon Sharber, Trustee
1161 Murfeesboro Road, Suite 505
Nashville, Tennessee 37217

TAX PARCEL IDENTIFICATION NUMBER: 096-16-212, 108-225 and 108-52

THE STATE OF TENNESSEE $
$
COUNTY OF DAVIDSON $

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Leon Sharber, Trustee
Affiant (Grantee)

Subscribed and sworn to before me, this the 10th day of May, 1996.

[Official Seal]

Notary Public

My Commission Expires: 1-25-97

LIMITED WARRANTY DEED

THIS DEED is made as of May 9, 1996, between NATIONSBANK OF TENNESSEE, N.A., a national banking association ("Grantor") and Leon Sharber, Trustee *("Grantee"). The terms "Grantor" and "Grantee" shall include their respective successors, legal representatives and assigns where the context requires and permits. * With full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems without the requirement of joinder of any trustor or beneficiary of said trust W I T N E S S E T H

GRANTOR, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, in fee simple, Grantee's successors and assigns, all those tracts or parcels of land lying and being in Davidson County, Tennessee (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein by this reference.

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's successors and assigns forever, in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein by this reference.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by,

through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY SUCH IMPROVEMENTS AND (iii) THE MANNER OR REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS (iv) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER OR ANYONE ELSE MAY CONDUCT THEREON (v) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND (vi) THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS AND REGULATIONS.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

EXECUTED under seal as of the date first above written.

NATIONSBANK OF TENNESSEE, N.A.

By: _____
Name: Douglas J. Kroiss
Senior Vice President

[CORPORATE SEAL]

"GRANTOR"

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Personally appeared before me, Judith A. Varady, a Notary Public in and for the State and County duly commissioned and qualified, Douglas J. Kroiss, 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 SR Vice President of the Grantor, NationsBank of Tennessee, N.A., and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 9 day of May, 1996.

_____
Notary Public

My Commission Expires:

7-19-96
[Notarial Seal]

EXHIBIT A TO LIMITED WARRANTY DEED

LAND

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located north of Elm Hill Pike, being a portion of Lots 1 and 2 of Larchwood Planned Unit Development of record in Plat Book 7900, Pages 104 and 105 and being more particularly described as follows:

Beginning at a point in the westerly line of Willie Jane Williams of record in Deed Book 4618, Page 34, R.O.D.C., said point being S 06-45-34 W, 147.25 feet from the southwest corner of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, R.O.D.C.;

Thence leaving said Williams west line, with the north line of Elm Hill Associates or record in Deed Book 9467, Page 142, R.O.D.C., the following calls:

N 82-31-18 W, 168.36 feet to a point,
With a curve concave to the north having a central angle of 61-00-00, a radius of 400.00 feet and a chord of N 52-01-32 W, 406.03 feet for a length of 425.86 feet to a point,
N 21-31-32 W, 464.60 feet to a point,
S 68-28-28 W, 130.03 feet to a point,
N 83-38-41 W, 163.73 feet to a point in the east line of Patio Villa, Section Six of record in Plat Book 6250, Page 489, R.O.D.C.;

Thence, with said Patio Villas, N 07-27-28 E, 481.07 feet to an iron pin;

Thence, N 74-27-36 W, 467.91 feet to an iron pin in the southerly margin of interstate 40;

Thence, with said margin, N 53-08-37 E, 1255.82 feet to a point;

Thence, leaving said margin, S 36-51-58 E, 824.26 feet to a point in the westerly margin of Blackwood Drive;

Thence, with said margin and a curve concave to the east having a central angle of 21-57-00, a radius of 364.39 and a chord of S 39-07-15 W, 138.75 feet for a length of 139.60 feet to a point;

Thence, S 28-08-45 W, 36.99 feet to a concrete monument;

Thence, leaving said margin, with the north line of Lot No. 366 of Villages of Larchwood, Section One of record in Plat Book 7900, Page 106, R.O.D.C., N 61-51-15 W, 100.13 feet to an iron pin;

Thence, continuing with Villages of Larchwood, Section One and open space for Villages of Larchwood, Section Two, the following calls;

N 27-48-09 E, 54.98 feet to a point,
N 28-00-00 E, 134.15 feet to a point,
N 36-55-54 W, 452.88 feet to a point,
S 35-15-10 W, 244.41 feet to a point,
S 10-57-00 W, 59.54 feet to a point,
S 10-26-17 E, 197.00 feet to a point,
S 07-18-26 E, 170.75 feet to a point,
With a curve concave to the south having a central angle of 33-00-02, a radius of 189.56 feet and a chord of S 66-13-08 W, 107.68 feet for a length of 109.18 feet to a concrete monument,
S 47-51-30 E, 76.53 feet to a concrete monument,
S 30-38-11 W, 171.96 feet to a concrete monument,
S 44-56-01 E, 20.55 feet to an iron pin,
With a curve concave to the east having a central angle of 137-53-39, a

radius of 40.00 feet and a chord of S 24-15-48 E 74.66 feet for a length of 96.28 feet to a point,
S 19-01-55 E, 114.76 feet to an iron pin in the west boundary of Villages of Larchwood Section Two of record in Plat Book 7900, Page 326, R.O.D.C.;

Thence, with the southwesterly line of said Villages of Larchwood, Section Two, the following calls:

S 77-18-13 W, 27.93 feet to a nail,
S 05-32-39 E, 65.08 feet to an iron pin,
S 30-48-50 W, 40.67 feet to a concrete monument,
S 44-09-52 E, 83.46 feet to a concrete monument in the westerly margin of Blackwood Drive,
With said margin and a curve concave to the north having a central angle of 00-46-14, a radius of 251.61 feet to a chord of N 47-59-47 E, 3.38 feet for a length of 3.38 feet to a point,
S 45-06-13 E, 161.29 feet to an iron pin,
S 13-41-59 E, 111.55 feet to an iron pin,
With a curve concave to the south having a central angle of 96-37-17 a radius of 40.00 feet and a chord of S 43-03-10 E, 59.74 feet for a length of 67.46 feet to an iron pin,
S 85-00-11 E, 90.20 feet to an iron pin,
S 01-53-55 E, 62.30 feet to an iron pin,
N 64-58-22 E, 59.18 feet to an iron pin,
S 82-08-04 E, 20.05 feet to a point in the west line of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, R.O.D.C.

Thence, with said west line, S 08-37-02 W, 124.00 feet to an iron pin at the northwest corner of Willie Jane Williams of record in Deed Book 4618, Page 34, R.O.D.C.;

Thence, with said Williams west line, S 06-45-34 W, 147.25 feet to the point of beginning containing 1,048,810 square feet or 24.08 Acres, more or less.

Included in the above described property but **EXCLUDED FROM THIS CONVEYANCE** are the following two tracts:

TRACT I:

Beginning at a point in the east boundary of Patio Villa, Section Six, said point being S 07 degrees 27'28" W, 436.84 feet from the extreme northeast corner of said Patio Villa;

Thence, leaving said Patio Villa, S 48 degrees 32' E, 76.78 feet to a point;

Thence, N 83 degrees 38'41" W, 63.60 feet to an iron pin in the east line of Patio Villa;

Thence with said east line, N 07 degrees 27'28" E, 44.23 feet to a point of beginning.

TRACT II:

Beginning at a point in the northeast line of Elm Hill Associates of record in Book 9467, Page 142, R.O.D.C., said point being S 21 degrees 31'32" E, 49.82 feet from the extreme northeast corner of said Elm Hill Associates;

Thence, leaving said Elm Hill Associates, N 76 degrees 21'36" E, 45.71 feet to a point;

Thence, S 02 degrees 16" E, 136.83 feet to a point in the east line of Elm Hill Associates;

Thence, with said east line, N 21 degrees 31'32" W, 135.44 feet to the point of

beginning.

Tracts I and II combined total 4,471 square feet or 0.10 acres, more or less.

Said property is conveyed **SUBJECT TO** those restrictions recorded in the Davidson County Register's Office in Book 6435 at Page 189.

This being the same property conveyed to the within Grantor by Trustee's Deed dated December 16, 1994 and recorded in the Davidson County Register's Office in Book 9548 at Page 458 on December 16, 1994.

EXHIBIT B TO LIMITED WARRANTY DEED

PERMITTED EXCEPTIONS

I. Rights of parties in possession.

II. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, subdivision, building and zoning ordinances.

III. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.

IV. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.

V. Any and all unrecorded leases, if any, and rights of parties therein.

VI. Taxes and assessments for the year of closing and subsequent years.

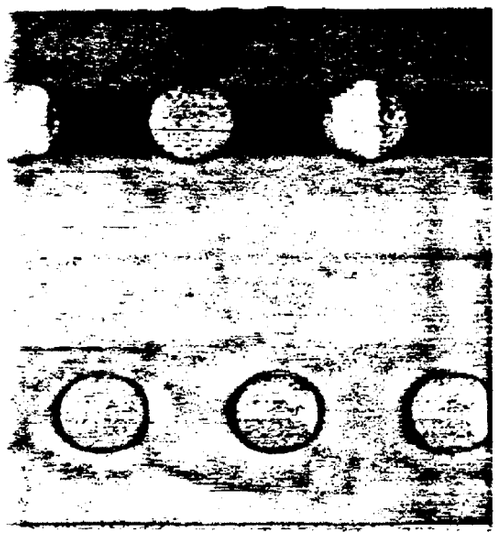
VII. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

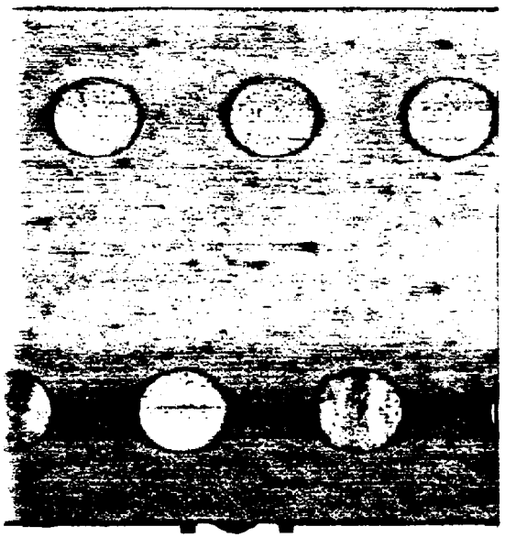
VIII. All matters and defects that would be disclosed by a personal inspection of the Property or by a current, accurate, physical survey of the Property.

01181562
IDENTIF. & REFERENCE

95 MAY 11 PM 1:28

580.00





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

RECEIVED OF _____

FOR _____

BOOK 10049 PG 617

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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 24.00
				TOTAL 580.00
				CHECK 580.00
			05/14/96 01	13:30 0001 1430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181562 IDENTIF. # REFERENCE

96 MAY 14 PM 1:28

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1039403