BOOK 10050 PG 270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 3-22-97
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite,, 7100 Executive Center Drive, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & D Development, L.L.C. (NAME)	Leader Federal Bank for Savings (NAME)	MAP NO. 163
5139 Mt. View Road (ADDRESS)	3325 West End Avenue (ADDRESS)	PARCEL NO. 174
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Harding University, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & D Development, L.L.C.

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:

TAI

Being a parcel of land in Nashville, Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Mt. View Road and on the easterly side of Hickory Highland Place, being Lot 72 as shown on the Plan of Hickory Highland Place, Phase I as of record in Plat Book ____, Page ____, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin set in the northerly right-of-way line of Mt. View Road, said iron pin being the southwesterly boundary corner of property conveyed to Clyde M. Smith, et ux as of record in Deed Book 2401, Page 261, R.O.D.C.;

THENCE with said right-of-way line of Mt. View Road, N 77 degrees 15 minutes 32 seconds W, 145.00 feet to an iron pin set at the intersection of Hickory Highland Place and Mt. View Road;

THENCE with the easterly right-of-way line of Hickory Highland Place the following calls:

along a curve to the right 39.27 feet to an iron pin set, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, a

CONTINUED

unimproved ( )
This is improved (X) property, known as 5139 Mt. View Road, Antioch, TN 37013
(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 my hand this 19th day of April 19 96

Harding University, Inc.

96 MAY 15 AM 10:48
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
01811785

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David B. Burks and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Harding University, Inc. the within named bargainor, and corporation, and that he as such President 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 David B. Burks as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of April 19 96.

My commission expires 3-22-97

Notary Public

1670 05/15 0101 03CHECK 235.00

LEGAL DESCRIPTION CONTINUATION

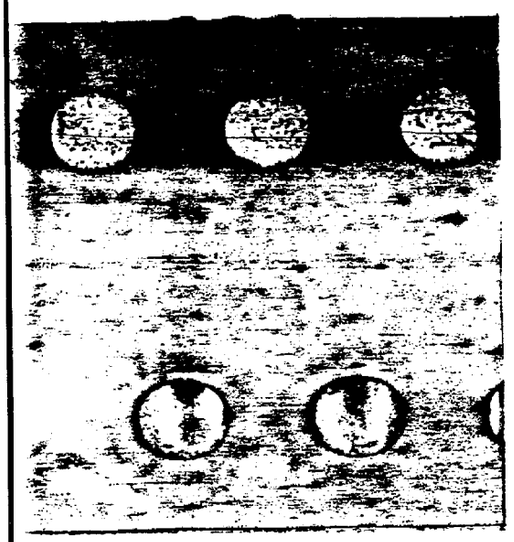
tangent of 25.00 feet, and a chord of N 32 degrees 15 minutes 32 seconds W, 35.35 feet;

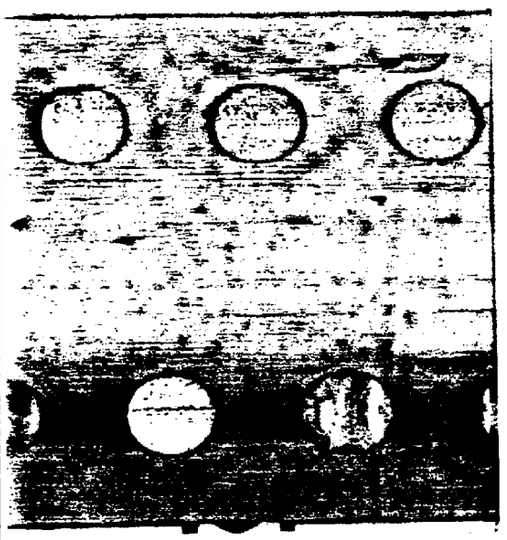
N 12 degrees 44 minutes 28 seconds E, 105.00 feet to an iron pin set;

THENCE leaving said right-of-way line with the southerly property line of Lot 71, S 77 degrees 15 minutes 32 seconds E, 170.51 feet to an iron pin set in the westerly boundary line of said property conveyed to Clyde M. Smith, et ux

THENCE with said boundary line, S 12 degrees 57 minutes 59 seconds W, 130.00 feet to the point of beginning.

Containing 21,999 square feet to 0.51 acres, more or less.





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

RECEIVED OF _____

FOR _____

BOOK 10050 PG 273

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00

05/15/96 01 10:51 0001 1670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181785
IDENTIF. ↑ REFERENCE

96 MAY 15 AM 10: 48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039637