THIS INSTRUMENT WAS PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY-AT-LAW
315 DEADERICK STREET
SUITE 1230
NASHVILLE, TN 37238
TEL: 615/244-5772

Mail

BOOK 10051 PG 559

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Professional Real Estate Developers Inc., A Tennessee Corporation 303 Interstate Drive Nashville, TN 37213	SAME	60-4 005.00 60-4 006.00 60-4 007.00 50-16 024.00

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Nancy W. Froman
AFFIANT

SWORN to and subscribed before me this 14 day of May, 1996.

Pamela Kay Williams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-15-97

96 MAY 16 PM 12:59
REGISTER
DAVIDSON COUNTY, TN.

0182266
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **Milton C. Fuqua, Nancy W. Sartor, David P. Sartor, Leroy Froman, Nancy W. Froman, William R. Wittenmeier, Jr., Bettye R. Wittenmeier, Forrest Joel Eurton, Jr., and Kathleen W. Eurton**, by these presents do hereby sell and convey unto **Professional Real Estate Developers, Inc.**, a Tennessee corporation, its heirs and assigns, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

PARCEL 5

Being a part of Lot B5 and B6 on the Map of Tamble Subdivision, as of record in Book 974, Page 31, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Homestead Road, as row widened to 50 feet, at an iron pin, which is 77.4 feet east from the original corner of Tract B6 and B7; thence partly along a fence, north 2" 38' west 346.6 feet to a point in the south line of the property conveyed to the State of Tennessee, for the use and benefit of the Department of Highway and Public Works, by deed from F. C. Young and wife, as of record in Book 3770, Page 443; thence along the line of the property of the State of Tennessee, north 69° 34' 10" east 186 feet to a point in the north line of this Subdivision; thence along said line, north 89" 51' east 9.1 feet; thence southerly 425 feet more or less to the north margin of Homestead Road; thence with the margin of the same, westerly 136.6 feet to the point of beginning.

BEING part of the same property conveyed to Fred C. Young and wife, Irene Neal Young, by deed from J. W. Griffin and wife, as of record in Book 1726, Page 265, said

Register's Office. The said Irene Neal Young having since died.

BEING the property conveyed to Milton C. Fuqua and wife, Helen Audrey Fuqua, by deed from Fred C. Young and wife, Mary Elizabeth Young, as of record in Book 3832, page 341, said Register's Office, and being the same property conveyed to Milton Claude Fuqua by quitclaim deed from Helen Audrey Fuqua, of record in Book 6029, page 792, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the fact that where the land hereinabove described abuts the property conveyed to the State of Tennessee, the said conveyance was in fee simple for a controlled access highway and all rights of ingress and egress to, from and across the same as to the land in question were conveyed and the land in question has no access to said controlled highway.

This conveyance is subject to the following easement:

A 20 foot permanent easement across a portion of Lots B-5 and B-6 of the Tamble Subdivision, as of record in Book 974, page 31, R.O.D.C., Tennessee, the centerline of said easement being more particularly described as follows:

Beginning at a point in the northerly margin of Homestead Road, said point being eastwardly 6 feet, more or less, from the southwesterly corner of the Milton Claude Fuqua property; thence northwardly 370 feet, more or less, to a point in the northwesterly line of the aforesaid property, said point being northeastwardly 48 feet, more or less, from the northwesterly corner of the aforesaid property.

A 10 foot temporary construction easement east of and adjacent to the aforedescribed permanent easement, said temporary construction easement to be abandoned upon completion of construction.

Being part of the property conveyed to Milton Claude Fuqua, the deed for which is of record in Book 6029, page 792, R.O.D.C., Tennessee.

This easement is by order of the Court in the matter of Metro v. Fuqua, Third Circuit Court for Davidson County, Tennessee, Docket No. 84C-1815, the same of record in Book 6316, page 37, Register's Office for Davidson County, Tennessee.

PARCEL 6

TRACT 1: Being the southeast part of lot B-5 on the Map of the Tamble Subdivision in the 12th District of Davidson County, of record in Book 974, page 31, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor April 16, 1946 as follows:

BEGINNING at a point in the north margin of Homestead Road 400 feet west of the westerly margin of U.S. Highway No. 41; thence north along the rear lines of lots B-1, B-2, and B-3, 314.5 feet to an iron pin, being the southeast corner of the Louis D. Robertson Lot; thence westerly along Robertson's south line, 106 feet to an iron pin; thence southerly 315.5 feet to an iron pin in the north margin of Homestead Road; thence easterly along the north margin of said road 106 feet to the point of beginning.

TRACT 2: Being part of lot no. B-5 on the Map of Tamble's property in the 12th District of said county, of record in

Book 974, page 31, Register's Office for said county and described according to a survey made by Pete Meyer, December 19, 1945 as follows:

BEGINNING at a point in the center line of Homestead Road which point is 507.75 feet more or less west of the westerly margin of Dickerson Pike, said point is also the south west corner of lot B-5, which has previously been conveyed to Clarence L. Parker, by deed from J. W. Griffin and wife, of record in Book 1316, page 1592, Register's Office thence along Parker's westerly line north 5° 30' east 451.2 feet to an iron pin; thence westerly 80 feet to a point; thence south 5° 30' west 451.2 feet more or less to the center line of Homestead Road; thence with the center line of the same, south 86° 30' east 80 feet to the beginning.

Being the same property vested in Nancy W. Froman, devisee under the Will of Elliot Stanley Ford, a verified copy of which is of record in Book 5043, page 298, Register's Office for Davidson County, Tennessee.

PARCEL 7

Land in Davidson County, Tennessee, being the westerly 75 feet of Lots Nos. B-1 and B-2 on the Map of TAMBLE'S SUBDIVISION of record in Book 974, page 31, Register's Office for said County.

Said parts of said lots front 75 feet on the north side of Homestead Road and runs back between parallel lines, as measured from the center of said road, 219 feet to the south line of Lot No. B-3 of said Subdivision.

Included in the above description, but excluded therefrom, is that part of the property conveyed to Davidson County by deed of record in Book 1316, page 672, said Register's Office.

Being the same property conveyed to Nancy W. Laws, William R. Wittenmeier, Jr., Kathleen W. Eurten, David P. Sartor, G. Bruce Sartor, Bettye R. Wittenmeier, Ray P. Raymer, Forrest Joel Eurton, Jr., and Forrest Joel Eurton, Sr., by deed from William R. Wittenmeier, of record in Book 6001, page 669, Register's Office for Davidson County, Tennessee, G. Bruce Sartor is now deceased and by Will dated January 21, 1967, and of record in Will Book 145, page 268, Probate Court for Davidson County, Tennessee, left his interest in said property to Kathleen L. Sartor.

Being the same property conveyed to Nancy W. Sartor (formerly Nancy W. Laws), William R. Wittenmeier, Jr., Kathleen W. Eurton, David P. Sartor, Bettye R. Wittenmeier, and Forrest Joel Eurton, Jr., by quitclaim deed from Kay P. Raymer, Forrest Joel Eurton, Sr., and Kathleen L. Sartor, of record in Book 6582, page 520, Register's Office for Davidson County, Tennessee.

PARCEL 24

Being the northeasterly part of Lot No. B-5 on the Map of part of the Tamble Sub., as of record in Book 974, page 31, Register's Office for said county, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, April 16, 1946, as follows:

Beginning at the common corner of Lots Nos. B-4 and B-5; thence along the northerly line of said Lot No. B-5 westwardly 106 feet to an iron pin; thence southwardly and parallel to

the westerly margin of U. S. Highway No. 41, 110 feet to a point 315.5 feet north of the northerly margin of Homestead Road, as now widened and located; thence eastwardly 106 feet to an iron pin in the line between Lots Nos. B-3 and B-5; thence along the line between Lots Nos. B-3, B-4 and B-5, northwardly 112 feet to the beginning.

Together with a right-of-way for ingress and egress over a part of said Lot B-5 shown on said plan and said survey being 14 feet in width and running south from the southwest corner of the above described property to the northerly margin of Homestead Road, which right-of-way is described as follows:

Beginning at a point in the northerly margin of Homestead Road, 506 feet west of the westerly margin of U. S. Highway No. 41; thence northwardly 315.5 feet to an iron pin at the southwest corner of said property above described; thence with the southerly line of the same eastwardly 14 feet; thence southwardly, parallel to the first line 315.5 feet, more or less, to the northerly margin of Homestead Road, as now widened and located; thence with the northerly margin of same westwardly 14 feet to the beginning; and together with a further easement for the use of well water and the electric pumping system installed thereon located on the southwest part of Lot B-5 as shown on the plan of Campbell Subdivision, of record in Book 974, page 31, said Resister's Office, for which the grantees shall pay to the owners of said part of Lot No. B-5 the sum of $3.00 per quarter and said easement shall run with the land as set out in deed form Clarence L. Parker and wife, to Louis D. Robertson and wife, of record in Book 1403, page 236, said Register's Office.

Being the same property conveyed to David T. and Nancy W. Sartor, as tenants by the entirety, a one-third (1/3) undivided interest unto Leroy Froman and wife, Nancy, as tenants by the entirety, a one-third (1/3) undivided interest, and unto Milton Fuqua, an unmarried man, an undivided one-third (1/3) interest, by deed from Helon Heth Gray, formerly Helon Heth (joined by spouse, Jasper H. Gray) of record in Book 7221, page 61, Register's Office for Davidson County, Tennessee.

This property is improved property known as 335, 337, 339 and 343 Homestead Road, Nashville, Tennessee 37207

Grantors further covenant and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, its heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 15th day of May, 1996.

Milton C. Fuqua
MILTON C. FUQUA

Nancy W Sartor
NANCY W. SARTOR

David P. Sartor
DAVID P. SARTOR

LEROY FROMAN

NANCY W. FROMAN

WILLIAM R. WITTENMEIER, JR.

BETTYE R. WITTENMEIER

FORREST JOEL EURTON, JR.

KATHLEEN W. EURTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Notary Public

My Commission Expires:

Jan. 20, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Kristin K Ousland
Notary Public

My Commission Expires:

Jan 29, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Kristin K Ousland
Notary Public

My Commission Expires:

Jan 29, 2000

STATE OF ARKANSAS)
)
COUNTY OF WHITE)

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

WITNESS my hand and official seal at Searcy, Arkansas, this 14 day of May, 1996.

Connie Mae Williams
Notary Public

My Commission Expires:

11-15-01

STATE OF ARKANSAS)
)
COUNTY OF WHITE)

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

WITNESS my hand and official seal at Searcy, Arkansas, this 1st day of May, 1996.

Notary Public

My Commission Expires:

11-15-01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Notary Public

My Commission Expires:

Jan 29, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Notary Public

My Commission Expires:

Jan 29, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

Kristin K Ousland
Notary Public

My Commission Expires:

Jan 29, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of May, 1996.

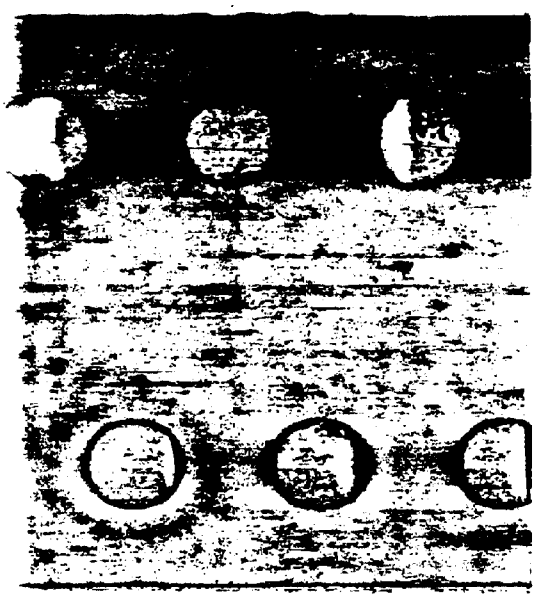
Kristin K. Ousland
Notary Public

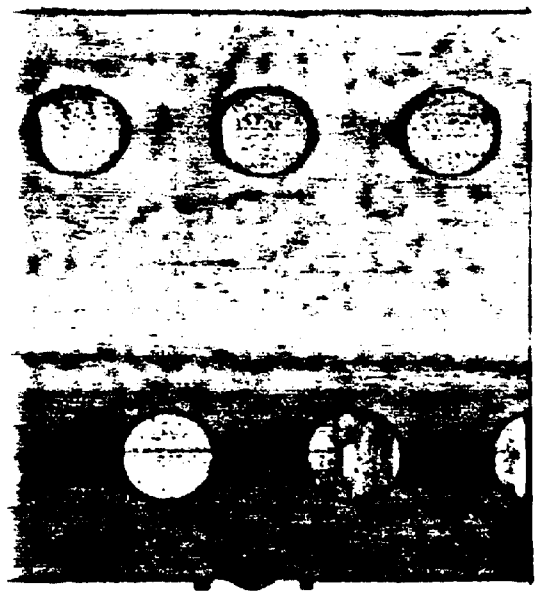
My Commission Expires:

Jan 29, 2000

05/13/96
PRED.WD

1265 05/20 2:01 DOCHECK 1328.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10051 PG 567

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	
				350000.00
			DON TX	1295.00
			PRFEE	1.00
			MTGED	32.00
			TOTAL	1328.00
			CHECK	1328.00
05/16/96	01		13:03 0001	2205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01822266
IDENTIF. ↑ REFERENCE

96 MAY 16 P1 12: 59

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

No. 1040168