WARRANTY DEED

BOOK 10066 PG 73

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Paul E. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: October 26, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Johnson (NAME)	New Owner (NAME)	181-16.00 & 20.00
302 Dyer Lane (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(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, Mrs. J. H. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Johnson

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:

Land on Nolensville Road (U.S. 31A) in the 31st Councilmanic District of Nashville, Davidson County, Tennessee and described according to a survey by Walter Davidson and Associates as follows:

Beginning at an Iron Rod in the Northeastern Right of Way of Nolensville Road (U.S. Highway 31A), said iron rod being North 21 degrees 06 minutes 37 seconds West a distance of 456.66 feet more or less from the northeast corner of the bridge over Mill Creek; thence with said Right of Way along a curve to the left having a radius of 2900.00 feet an arc length of 91.73 feet and a chord of 91.72 feet along a bearing of North 28 degrees 24 minutes 44 seconds West to an iron rod; thence continuing with said Right of Way North 29 degrees 19 minutes 06 seconds West a distance of 879.30 feet to an iron rod; thence leaving said Right of Way along a bearing of North 59 degrees 16 minutes 55 seconds East a distance of 170.15 feet to an iron rod; thence North 27 degrees 41 minutes 33 seconds West a distance of 62.86 feet to an iron rod; thence North 59 degrees 14 minutes 17 seconds East a distance of 244.01 feet to a fence corner post; thence North 4 degrees 42 minutes 09 seconds East a distance of 1012.73 feet to an 18 inch Cedar tree in a fence corner; thence South 81 degrees 22 minutes 30 seconds East a distance of 1281.16 feet to a spike in the root of a 72 inch Oak tree in a bend in a fence; thence South 83 degrees 43 minutes 56 seconds East a distance of 386.80 feet to an iron rod in the corner of a stone wall; thence South 68 degrees 05 minutes 59 seconds East a distance of 991.17 feet to an iron rod in a fence corner; thence South 5 degrees 47 minutes 20 seconds West a distance of 847.42 feet to an iron rod; thence North 83 degrees 46 minutes 48 seconds West a distance of 1325.84 feet to a fence corner post; thence South 16 degrees 10 minutes 29 seconds West a distance of 485.43 feet to an iron rod in a fence line; thence South 69

CONTINUED

unimproved (X)
This is improved ( ) property, known as 6412 Nolensville 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 29th day of May, 19 96

Mrs. J. H. Byrd
Mrs. J. H. Byrd

STATE OF TENNESSEE

BOOK 10066 PG 74

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. J. H. Byrd

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 Brentwood, Tennessee, this 29th day of May, 19 96.

Commission expires October 26, 1998

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

degrees 53 minutes 17 seconds West a distance of 1030.47 feet to the point of beginning containing 87.131 acres (3,795,450.00 square feet) more or less.

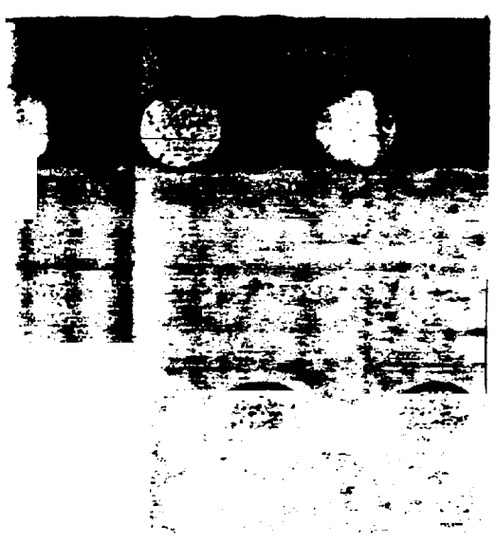
Being the same property conveyed to Mrs. J. H. Byrd by Substitute Trustee's Deed from M. Morris Jenkins, Substitute Trustee of record in Book 7970, Page 546, Register's Office for Davidson County, TN.

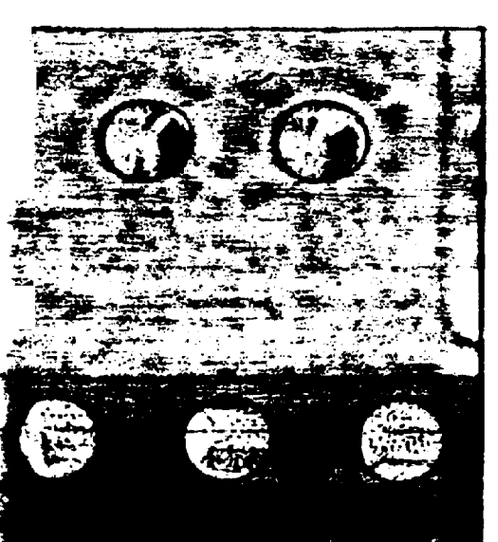
Subject to General Taxes for 1995; Rollbacks which may become due and all matters shown on the Plan of Record in Book 421, Page 146, said Register's Office.

THIS DEED IS GRANTED IN CONSIDERATION OF AN INTERNAL REVENUE CODE SECTION 1031 TAX-DEFERRED EXCHANGE.

7039 05/30 0101 03CHECK 2418.00

0186779
IDENTIF. & REFERENCE
96 MAY 30 AM 10:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 76

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
650000.00
CON TX 2405.00
PRFEE 1.00
MDEED 12.00
TOTAL 2418.00
CHECK 2418.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7039

0186779
IDENTIF. ↑ REFERENCE

96 MAY 30 AM 10: 52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1044943