This Instrument prepared by
and after recording return to:
GREENE & GREENE
323 Union Street
Nashville, Tennessee 37201

BOOK 10223 PG 710

Send Tax Bills to New Owner at:

FREEMAN-DIXON FAMILY LIMITED
PARTNERSHIP
c/o Freeman Managment, Inc.
109 Murphy Court
Nashville, Tennessee 37203

Map 114
Parcel 214 and 204

GENERAL WARRANTY DEED

9259 10/11 0101 03CHECK 1551.57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THAT DONALD E. SANDERS and wife, JOYCE E. SANDERS (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by FREEMAN-DIXON FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on the attached Exhibit A, together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit A attached hereto

This is unimproved property located on Old Hickory Boulevard in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 11th day of October, 1996.

GRANTOR:

Donald E. Sanders

DONALD E. SANDERS

Joyce E. Sanders

JOYCE E. SANDERS

0235385
IDENTIF. & REFERENCE

96 OCT 11 PM 4:13
FEE/TAX/LAND REGISTER
DAVIDSON COUNTY TN.

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald E. Sanders and wife, Joyce E. Sanders, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at offices in Nashville, Tennessee, this 11th day of October, 1996.

Notary Public

My Commission Expires:
3/2/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $ 415,000.00.

AFFIANT

Sworn to and subscribed before me this 11th day of October, 1996.

Notary Public

My Commission Expires:
4/2/98

JAG/e10

EXHIBIT "A"

PARCEL NO. 1:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Old Hickory Boulevard north of Tolbert Road and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Old Hickory Boulevard, said pin being northerly 289.49 feet along said margin from the north end of the return at Tolbert Toad; Thence, leaving said margin, with the south line of R&J Properties, Inc. of record in Deed Book 9763, page 456, R.O.D.C., N 86° 47' 34" E, 221.87 feet to a concrete monument; Thence, with the west line of Blevins-Freeman Storage, Inc. of record in Deed Book 8642, page 802, R.O.D.C. and plat of record in Plat Book 7900, page 403, R.O.D.C., S 20° 37' 53" W, 107.00 feet to a point, Thence, with the north line of William M. Judd, et ux, of record in Deed Book 3033, page 605, R.O.D.C., S 86° 18' 33" W, 177.26 feet to a point in the eastelry margin of Old Hickory Boulevard; Thence, with said margin, N 03° 59' 45" W, 99.62 feet to the point of beginning, containing 19,692 square feet or 0.45 acres, more or less.

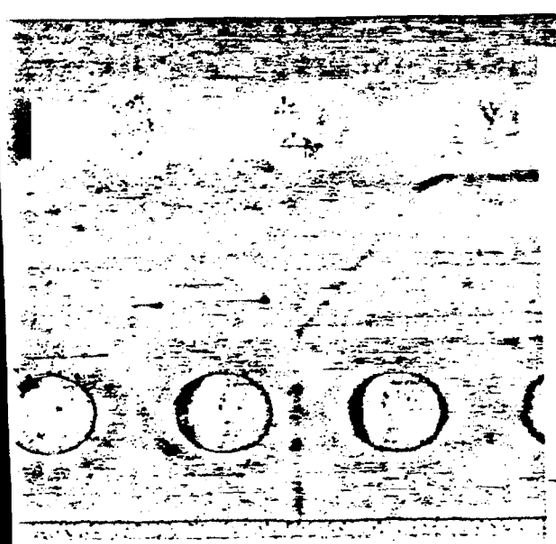
Being a portion of the same property conveyed to Donald W. Sanders and wife, Joyce E. Sanders, by deed from William M. Judd and wife, Jo Ann Judd, of record in Book 9980, page 967, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the northeast quadrant of the intersection of Old Hickory Boulevard and Tolbert Road, south of I-40 west and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Tolbert Road, said monument being 71 feet, more or less, east of easterly margin of Old Hickory Boulevard and being the most southwesterly corner of A Storage Inn of record in Plat Book 7900, page 403, R.O.D.C.; Thence, with said northerly margin of Tolbert Road, N 72° 02' 33" W, 44.23 feet to a point; Thence, with a curve concave to the north having a central angle of 68° 02' 19", a radius of 40.00 feet and a chord of N 38° 01' 23" W, 44.75 feet for an arc length of 47.50 feet to a point in the easterly margin of Old Hickory Boulevard; Thence, with said easterly margin, N 03° 59' 45" W, 189.87 feet to a point; Thence, leaving said margin, with the southerly line of Donald W. Sanders of record in Deed Book 9980, page 967, R.O.D.C., N 86° 18' 33" E, 177.26 feet to a point; Thence, with the westerly line of Blevins-Freeman Storage, Inc. of record in Deed Book 8642, page 802, R.O.D.C., S 20° 37' 53" W, 266.82 feet to the point of beginning, containing 28,584 square feet or 0.66 acres, more or less.

Being a portion of the same property conveyed to Donald W. Sanders and wife, Joyce E. Sanders, by deed from William M. Judd and wife, Jo Ann Judd, of record in Book 9976, page 309, Register's Office for Davidson County, Tennessee.



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

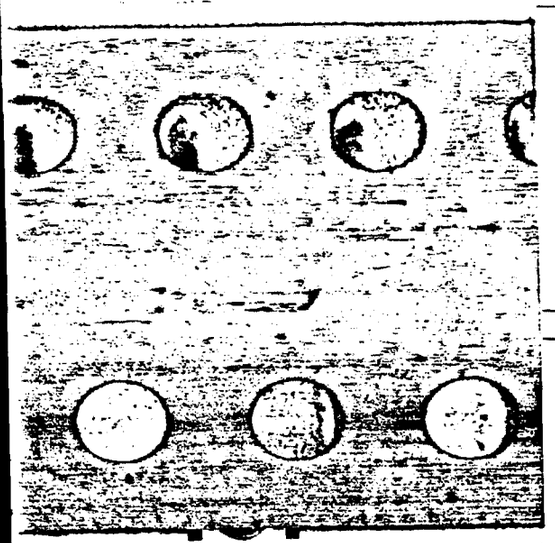
RECEIVED OF _____

FOR _____

BOOK 10223 PG 713

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 415829-84
CON TX 1538.57
PRFEE 1.00
WDEED 12.00
TOTAL 1551.57
CHECK 1551.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9258

0235385
IDENTIF. & REFERENCE

96 OCT 11 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1076306

No. [redacted]