BOOK 10280 PG 240

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Virginia D. Abernethy 6501 Grayson Court Nashville, TN 37205	59-154	C. Gregory Smith, Jr. 260 West Main Street, Suite 104 Hendersonville, TN 37075
This instrument prepared by: Doyle R. Monday 100 Winners Circle, Suite 210, Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, including the equal exchange of real estate, the receipt and sufficiency of all of which are hereby acknowledged, Doyle R. Monday (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto Virginia D. Abernethy (the "Grantee"), Grantee's heirs and assigns, a one-fourth (1/4) undivided interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located on at the northwest corner of Whites Creek Pike and Moorman's Arm Road in Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and any interest thereto belonging to said Grantee, and Grantee's assigns, forever.

Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, having an undivided one-fourth (1/4) interest as tenant-in-common with good right to convey, and the same is unencumbered.

Grantor does further covenant and bind himself to warrant and defend the title to the property to the said Grantee and Grantee's assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 2nd day of December, 1996.

Doyle R. Monday

STATE OF TENNESSEE
NOTARY AT LARGE

The actual consideration or value, whichever is greater, for this transfer is $68,000 .

Affiant

Subscribed and sworn to before me this 2nd day of December, 1996.

Harriet Meza
Notary Public
My Commission Expires: 3/6/99

HARRIET MEZA NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE

NOTARY AT LARGE

Personally appeared before me, Harriet Meza, Notary Public, Doyle R. Monday, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of December, 1996.

Harriet Meza
Notary Public

My Commission Expires: 3/6/99

HARRIET MEZA NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

0252600
IDENTIF. ↑ REFERENCE

PICK-UP
96 DEC -4 PM 1:51
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

1971 12/04 0101 03CHECK 264-60

EXHIBIT "A" BOOK 10280 PG 242

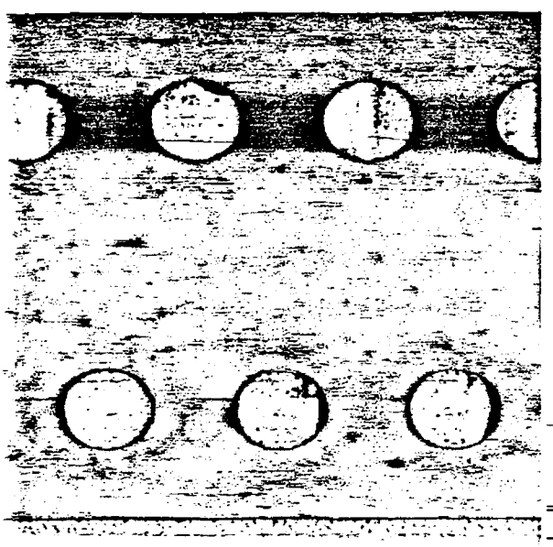
DEED DESCRIPTION
WHITES CREEK PIKE & MOORMAN'S ARM RD. PROPERTY
W 7 A FILE NO. 155-0388

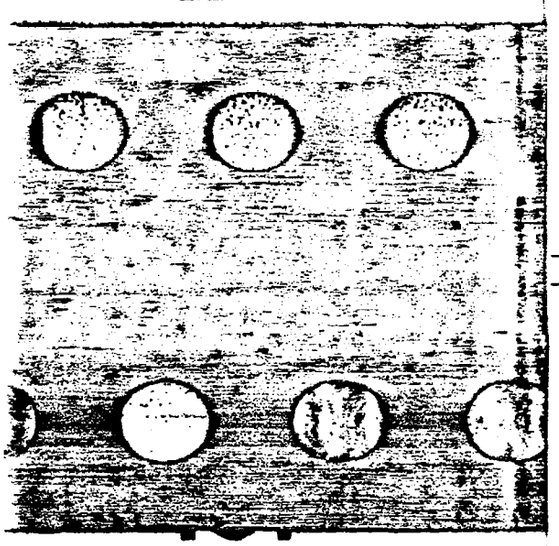
PROPERTY LOCATED IN THE SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY WAMBLE AND ASSOCIATES, DATED DECEMBER 30, 1988, AS FOLLOWS:

BEGINNING AT AN IRON PIN, SET THIS SURVEY, ON THE NORTH RIGHT-OF-WAY (50-FEET) OF MOORMAN'S ARM ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO PHYLLIS WHEATLEY HOMES AS OF RECORD IN DEED BOOK 4223, PAGE 209, R.O.D.C., TENNESSEE; SAID PIN ALSO BEING 321.35 FEET AS MEASURED ALONG SAID NORTH RIGHT-OF-WAY FROM AN EXISTING CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF HAYNES MANOR SUBDIVISION, SECTION II, AS OF RECORD IN PLAT BOOK 3700, PAGE 88, R.O.D.C., TENNESSEE; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY AND FOLLOWING THE EAST BOUNDARY LINE OF SAID PHYLLIS WHEATLEY HOMES PROPERTY NORTH 27 DEGREES 09 MINUTES 03 SECONDS WEST 499.60 FEET TO AN IRON PIN, SET THIS SURVEY; THENCE, CONTINUING WITH SAID PHYLLIS WHEATLEY HOMES EAST BOUNDARY LINE NORTH 70 DEGREES 00 MINUTES 06 SECONDS EAST 137.90 FEET TO AN EXISTING IRON ROD; THENCE, NORTH 56 DEGREES 00 MINUTES 33 SECONDS EAST 115.00 FEET TO AN IRON PIN, SET THIS SURVEY; THENCE, NORTH 41 DEGREES 15 MINUTES 13 SECONDS EAST 220.00 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 25 DEGREES 01 MINUTE 52 SECONDS EAST 123.29 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 67 DEGREES 46 MINUTES 52 SECONDS EAST 154.90 FEET TO AN IRON PIN, SET THIS SURVEY, ON THE WEST RIGHT-OF-WAY (60-FEET) OF WHITES CREEK PIKE; THENCE, LEAVING SAID PHYLLIS WHEATLEY HOMES EAST BOUNDARY LINE AND FOLLOWING SAID WEST RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 17 MINUTES 20 SECONDS, A RADIUS OF 2,899.30 FEET, AN ARC LENGTH OF 571.24 FEET, A TANGENT OF 286.55 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 27 DEGREES 22 MINUTES 23 SECONDS EAST 570.32 FEET TO AN IRON PIN, SET THIS SURVEY, SAID PIN BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO NATIONAL CONVENIENCE STORES, INC., AS OF RECORD IN DEED BOOK 4841, PAGE 727, R.O.D.C., TENNESSEE; THENCE, LEAVING SAID WEST RIGHT-OF-WAY AND FOLLOWING THE NORTH BOUNDARY LINE OF SAID NATIONAL CONVENIENCE STORES, INC. PROPERTY SOUTH 57 DEGREES 14 MINUTES 47 SECONDS WEST 135.00 FEET TO AN IRON PIN, SET THIS SURVEY, BEING THEN NORTHWEST CORNER OF SAID NATIONAL CONVENIENCE STORES, INC. PROPERTY; THENCE, SOUTH 26 DEGREES 43 MINUTES 43 SECONDS EAST 178.97 FEET TO AN IRON PIN, SET THIS SURVEY, ON THE WEST BOUNDARY LINE OF PROPERTY CONVEYED TO REGENT PROPERTIES, INC., AS OF RECORD IN DEED BOOK 4971, PAGE 292, R.O.D.C., TENNESSEE; THENCE, SOUTH 15 DEGREES 04 MINUTES 00 SECONDS EAST 50.00 FEET TO AN IRON PIN, SET THIS SURVEY, ON THE NORTH RIGHT-OF-WAY OF MOORMAN'S ARM ROAD, SAID PIN ALSO BEING THE SOUTHWEST CORNER OF SAID REGENT PROPERTIES, INC. PROPERTY; THENCE, FOLLOWING SAID NORTH RIGHT-OF WAY SOUTH 80 DEGREES 56 MINUTES 00 SECONDS WEST 440.91 FEET TO AN IRON PIN, SET THIS SURVEY; THENCE, CONTINUING WITH SAID NORTH RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 48 MINUTES 24 SECONDS, A RADIUS OF 966.70 FEET, AN ARC LENGTH OF 148.59 FEET, A TANGENT OF 74.44 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 76 DEGREES 31 MINUTES 49 SECONDS WEST 148.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,684 SQUARE FEET, OR 9.79 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DOYLE R. MONDAY FROM PRIEST LAKE INVESTMENTS OF RECORD IN DEED 10278, PAGE 730 R.O.D.C., TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO PRIEST LAKE INVESTMENTS FROM NORMAN G. SIMMONS, LAND EQUITY SYNDICATION, A TENNESSEE GENERAL PARTNERSHIP WITH ROBERT D. SHORT, JR. AS MANAGING GENERAL PARTNER, WILLIAM E. BUIST, JR., AND JOHN A. PRESTON OF RECORD IN DEED BOOK 7743, PAGE 67 R.O.D.C., TENNESSEE; AND BEING SUBJECT TO SANITARY SEWER EASEMENTS CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS OF RECORD IN DEED BOOK 4459, PAGE 631, R.O.D.C., TENNESSEE.





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 243

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 68000.00
CON TX 251.60
PRFEE 1.00
TDEED 12.00
TOTAL 264.60
CHECK 264.60

12/04/96 01 13:55 0001 1971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252600
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094631