WARRANTY DEED

BOOK 10368 PG 487

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The David W. Gaw Family (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 95-11
2505 Merry Oaks Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 134
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Peggy Litsey , a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The David W. Gaw Family Limited Partnership, a TN Limited Partnership

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 in Davidson County, Tennessee, being Lots 19, 20 and 21, and part of Lot 16, on the Plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots 19, 20 and 21 adjoin and front together 269 feet on the westerly side of Merry Oaks Drive and extend back 121.1 feet on the northerly line of Lot No. 19 and 289.7 feet on the southerly line of Lot 21, which is a broken line, to a dead line in the rear on which they measure 339.4 feet.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION IS THE FOLLOWING PROPERTY:

From the point of beginning, said point being the beginning of a curve on the existing western right-of-way of Merry Oaks Drive, further described as being 25.14 feet left of Merry Oaks Drive centerline station 3 + 53.57 as shown on plans for McGavock Pike (Project No. 90-R-4) developed for Metropolitan Nashville Department of Public Works by Hart-Freeland-Roberts, Inc.

Said curve having a central angle 111-20'03", radius 50.00 feet, chord bearing N 11-22'19" W, and chord distance 82.58 feet. Along the said curve for an arc

CONTINUED

unimproved ( )
This is improved (X) property, known as 2505 Merry Oaks Drive, Nashville, TN 37214
(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 28th day of February 19 97

Peggy Litsey

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 Peggy Litsey

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 Nashville, Tennessee, this 28th day of February, 19 97

Commission expires May 24, 1997

_____
Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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

distance of 97.16 feet to the end of the curve. To the beginning of a curve, said curve having central angle 051-37'41, radius 25.00 feet, chord bearing N 18-28'-52"E, and chord distance 21.77 feet. Along the said curve for an arc distance of 22.53 feet to the end of the curve. Thence S 05-16'29" E for 102.04 feet to the point of beginning.

BEING the same property conveyed to Jordan F. Litsey (Now being Deceased) and wife, Peggy Litsey by deed from R. F. Litsey and wife, Anna Louise Litsey, of record in Book 4977, Page 146, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2096, Page 1 and Book 3827, Page 808, Register's Office for said County.

BOOK 10368 PG 489

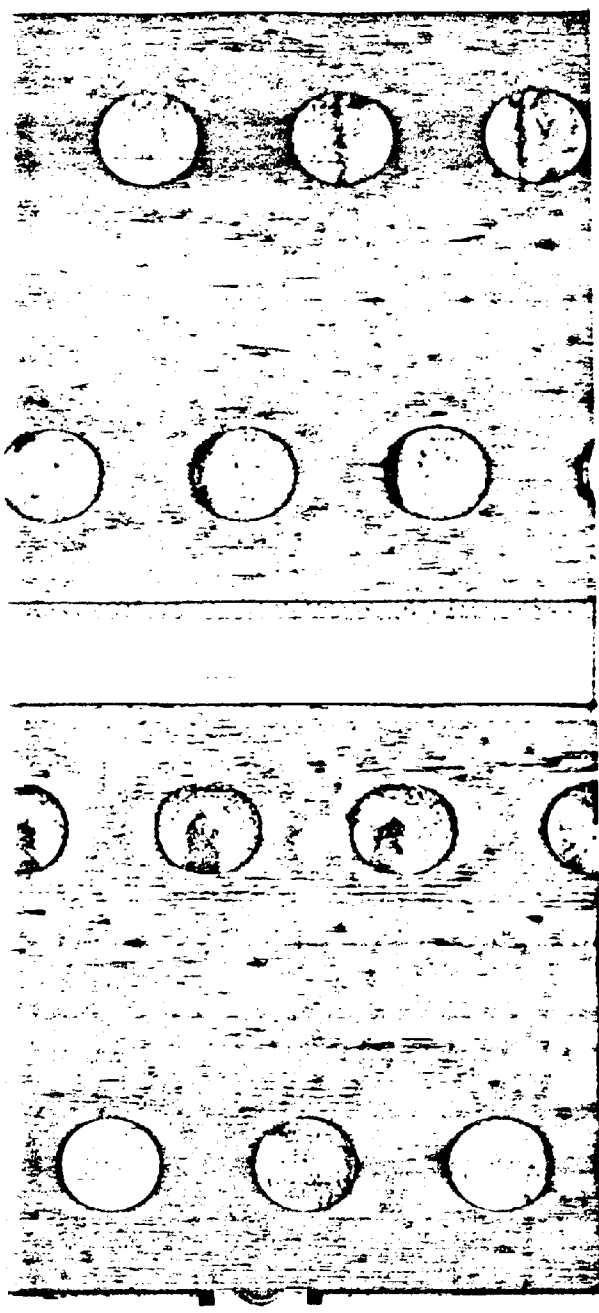
0278786

IDENTIFICATION REFERENCE

97 MAR -4 PM 2:56

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2564 03/04 0101 03CHECK 1363.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 490

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	365000.00
			CON TX	1350.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1363.50
03/04/97	01	15:02 0001	CHECK	1363.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278786
IDENTIF. REFERENCE

97 MAR -4 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122956