this instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 282499

Bry 3-5

BOOK 10425 PG 165

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randal K. Toler & Samuel T. Ledbetter	SAME	Map 86
(NAME)	(NAME)	Parcel 60
5927 Port Arad Trail		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tn. 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Richard Haden, an unmarried person *have this day bargained and sold, and do hereby transfer and convey unto the said* Randal Keith Toler and Samuel Thomas Ledbetter, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 14 day of April 1997
My commission expires: 11-10-97

The actual consideration or value whichever is greater, for this transfer is $135,000.00

Affiant

Notary Public

This is unimproved ( ) property, known as 4054 Andrew Jackson Parkway, Nashville, TN
improved (X) (House Number) (Street) (P.O. Address)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 14 *day of* April *19* 97

Richard Haden

IDENTIFICATION REFERENCE

0296893

97 APR 22 PM 1:00

FEE $

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tn. *this* 14 *day of* August, *19*97.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

STATE OF _____
COUNTY OF _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, _____ _____ *with whom I am personally acquainted and who acknowledged that he executed the within named instrument for the purposes therein contained, and who further acknowledged that he is* _____ *of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

ENCUMBRANCES:

1. Taxes for 1997 and all subsequent years.

2. All matters shown on the Plan of record in Book 4595, page 58, Register's Office for Davidson County, Tennessee.

3. Easement contained in Final Order of record in Book 9712, page 731, said Register's Office.

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 2 on the Plat of Sullivan Commercial Center, Section 2, as of record in Book 4595, page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Old Hickory Boulevard, said point being 564.09 feet from the right-of-way of Old Lebanon Dirt Road; thence with the margin of Old Hickory Boulevard, south 5 degrees 34 minutes 58 seconds west 50.01 feet; thence south 3 degrees 36 minutes 47 seconds west 50.01 feet to a point; thence leaving the margin of Old Hickory Boulevard, north 86 degrees 40 minutes 56 seconds west 239.38 feet to a concrete monument in the southeasterly margin of Chandler Road; thence with the margin of said road, north 23 degrees 58 minutes 29 seconds east 106.84 feet to a concrete monument; thence leaving the margin of said road, south 86 degrees 40 minutes 56 seconds east 203.95 feet to a point of beginning.

Included in the above description but specifically excluded therefrom is a tract of land vested in The Metropolitan Government of Nashville Davidson County by Final Order of record in Book 9712, page 731, Register's Office for Davidson County, Tennessee, described as follows:

From the point of beginning, said point being on the east right of way of Chandler Road, further described as being located on the property line at the northwest corner of the property of Lloyd T. Ledsinger and the southwest corner of the property of South Nashville Associates. Thence N 27 deg. 10' 17" E for 106.64 feet to a point; thence S 83 deg. 11' 32" E for 4.05 feet to a point; thence S 27 deg. 15' 12" W for 106.70 feet to a point; thence N 83 deg. 11' 32" W for 3.89 feet to the point of beginning, containing 396.86 square feet.

Being the same property conveyed to Richard Haden, by Limited Warranty Deed from South-Nashville Associates, a Tennessee Limited Partnership, of record in Book 10425, page 161, said Register's Office.

RH

2216 04/22 0101 03MEEK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10425 PG 168

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	512.50
			CHECK	512.50
04/22/97	01	15:57 0001		2216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296893

IDENTIF. REFERENCE

97 APR 22 PM 4:00

No. 1142348