OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10434 PG 673

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Mark H Oldham Pres Oldham Properties, LLC
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF April, 1997.

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Oldham Properties, LLC (NAME)	SAME (NAME)	95-14
1940 Elm Hill Pike (ADDRESS)	(ADDRESS)	113
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, A. W. Chaffin

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Oldham Properties, LLC

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Metropolitan Industrial Park, Sec 11, of record in Book 4060, page 110, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate description.

Being the same property conveyed to A. W. Chaffin by deed from Frank K. Bollar and Ruth Bollar of record in Book 7526, page 636, Register's Office for Davidson County, Tennessee, and by deed from Patricia A. Mead of record in Book 8015, page 295, said Register's Office.

Edna Lori Chaffin joins in this conveyance for the specific purpose of conveying any right, title and interest she may have in said property by virtue of her marriage to A. W. Chaffin.

unimproved ( )
This is improved (X) property, known as 1940 Elm Hill Pike, Nashville, TN 37214
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of April, 1997.

A. W. Chaffin

Edna L. Chaffin

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10434 PG 674

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named A. W. Chaffin and wife, Edna Lori Chaffin, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of April, 19 97.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

5134 04/30 0101 03CHECK 1507.50

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

97 APR 30 PM 12:11
[illegible] WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0299495

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

PICK-UP

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

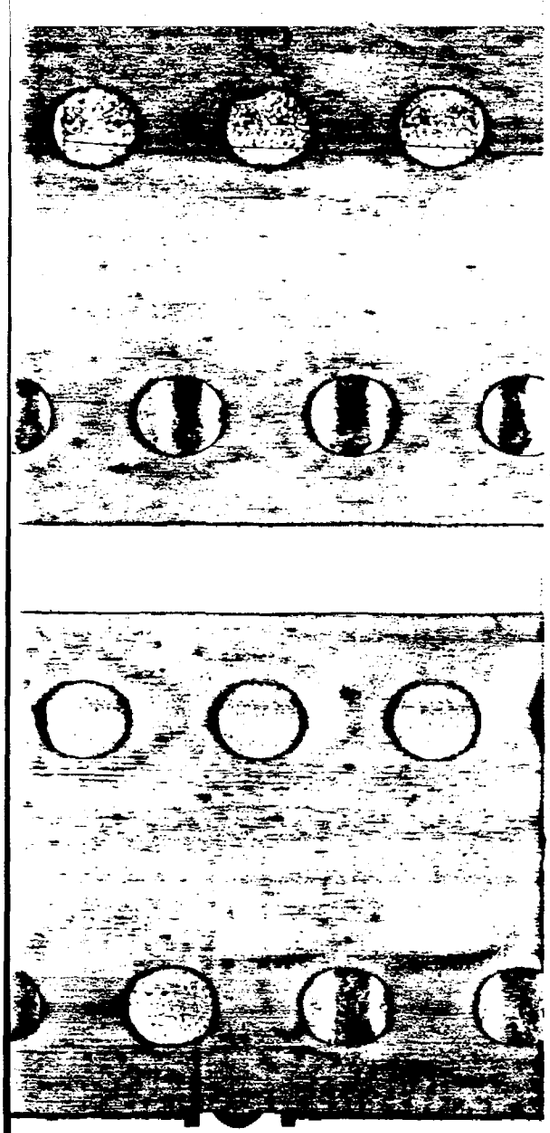
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10434 PG 675

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 405000.00
				CON TX 1498.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1507.50
				CHECK 1507.50
			04/30/97 01	12:15 0001 5134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299495
IDENTIF. ↑ REFERENCE

97 APR 30 PM 12: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145228