0312137

IDENTIF. ↑ REFERENCE

Box 36 DAB

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

97 JUN -4 PM 3:16

DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED
LAND ONLY

Name and Address of New Owner:

Kimbro Brothers Equities, LLP
2200 Clifton Avenue
Nashville, TN 37203

BOOK 10480 PG 214

Send Tax Bills To:

Kimbro Brothers Equities, LLP
P. O. Box 23089
Nashville, Tn 37202

Street Address of Subject Property:	Map-Parcel No:
3901 Nolensville Road Nashville, TN 37211	133-0-14

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **EUGENE BAXTER AND WIFE, FRANKIE JEAN BAXTER,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **KIMBRO BROTHERS EQUITIES, LLP, A Tennessee Limited Liability Partnership,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable.

2. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this the 2nd day of June, 1997.

Eugene Baxter

Frankie Jean Baxter

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eugene Baxter and wife, Frankie Jean Baxter, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me,
this the 2nd day of June, 1997.

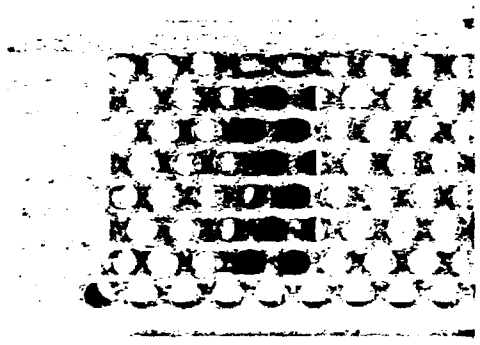
Notary Public
My commission expires:

8832 06/04 0101 02CHECK 827.00

Land in Davidson County, Tennessee, described as follows:

BEGIN at a point on the southerly right of way line of Elysian Fields Road, said point being 52 South of the former intersection of Elysian Fields Road and Nolensville Pike; thence with a curve to the right, having radius of 31 feet, an arc distance of 45.39 feet to a point on Nolensville Pike; thence S 43 degrees 19 minutes E 124.70 feet to a point; thence S 46 degrees W 142.88 feet to a point; thence N 37 degrees 13 minutes W 166.88 feet to a point in the southerly right of way of Elysian Fields Road; thence N 52 degrees 47 minutes E 98 feet to the point of beginning.

Being the same property conveyed to Eugene Baxter and wife, Frankie Jean Baxter by deed from Amoco Oil Company, as of record in Book 9757, page 191, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10480 PG 217

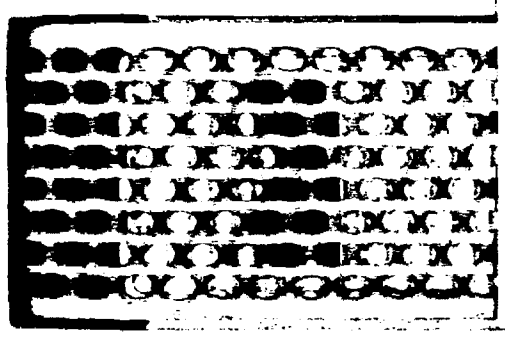
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

	220000.00
CON TX	814.00
PRFEE	1.00
WDEED	12.00
TOTAL	827.00
CHECK	827.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8932



03121137
IDENTIF. ↑ REFERENCE

97 JUN -4 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158857