This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 55 - 6

BOOK 10535 PG 523

ADDRESS NEW OWNER:
James M. Fischer Jr.
Fischer & Ford Group, L. L. C.
1321 Murfreesboro Road, Suite 520
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 165
PARCEL 125,123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Annie Elizabeth Perry, Executor of the Estate of Fannie Lou Wheeler hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Fischer & Ford Group, L.L.C., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as Tracts 3, 4, 5 and 6 on the Survey of W. C. Wheeler Property, described according to a survey by Ray G. Cole, RLS #924, dated July 31, 1996, Job #91-363, and described as follows:

BEGNNING at an iron pin in the northerly margin of Pinhook Road, said pin being the southeast corner of the A. C. Robertson Property of record in Book 2437, Page 112, said Register's Office; thence N9°45'59"E, 958.28 feet to an iron pin, said pin being the northeast corner of the Robertson property and the southeast corner of the Randall Robertson property of record in Book 7549, Page 313, said Register's Office; thence N9°1'43"E, 427.49 feet to an iron pin; thence S83°25'18"E, 177.10 feet to an iron pin; thence S83°25'18"E, 177.11 feet to an iron pin; thence S83°25'18"E, 177.11 feet to an iron pin; thence S83°25"18"E, 177.11 feet to an iron pin; thence S7°16"28"W, 1383.18 feet to an iron pin in the northerly margin of Pinhook Road; thence along the northerly margin of said road N83°28'59"W, 190.94 feet to an iron pin; thence N83°28'59"W, 190.75 feet to an iron pin; thence 83°28'59"W, 190.75 feet to an iron pin; thence N83°28'59"W, 190.75 feet to the point of beginning, containing 23.3 acres, more or less.

BEING the same property conveyed to Fannie Lou Wheeler by deed from Delmar R. Mangrum and wife, Pamela K. Mangrum of record in Book 8834, Page 286, Register's Office for Davidson County, Tennessee, known as Tract 6, containing 5.78 acres, more or less.

BEING the same property conveyed to Fannie Lou Wheeler by deed from Timothy L. Moyers and wife, Lori J. Moyers, of record in Book 8834, Page 289, Register's Office for Davidson County, Tennessee, known as Tract 5, containing 5.84 acres, more or less.

BEING the same property conveyed to Fannie Lou Wheeler by Trustee's Deed from H. Michael Bennett, Trustee, of record in Book 8897, Page 22, Register's Office for Davidson County, Tennessee, known as Tract 4, containing 5.84 acres, more or less.

BEING the same property conveyed to Fannie Lou Wheeler by Trustee's Deed from H. Michael Bennett, Trustee, of record in Book 8897, Page 19, Register's Office for Davidson County, Tennessee, known as Tract 3, containing 5.84 acres, more or less.

Annie Elizabeth Perry, Executrix, warrants to the Grantee that she shall defend this estate for all taxes and debts whatsoever.

This is the same description as in the four previous deeds of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

The said Fannie Lou Wheeler having since died and Will has been filed in the Clerk's Office for Rutherford County, Tennessee, in Will Book 25, Page 570, granting Annie Elizabeth Perry, Executor, with full power to mortgage, sell and convey without the joinder of any beneficiary.

BOOK 10535 PG 524

This is unimproved property known as 23.3 acres, Pin Hook Road, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fischer & Ford Group, L.L.C., its successors and assigns, forever; and Annie Elizabeth Perry, Executor of the Estate of Fannie Lou Wheeler does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of July, 1997.

Estate of Fannie Lou Wheeler

Annie Elizabeth Perry
Annie Elizabeth Perry, Executrix

6427 07/18 0101 CSCHECK 698.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Annie Elizabeth Perry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that I executed the within instrument for the purposes therein contained, and who further acknowledged that I am the Executrix of the Estate or a constituent of the maker, and 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, at office, this the 15th day of July, 1997.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$~~ 186400.00.

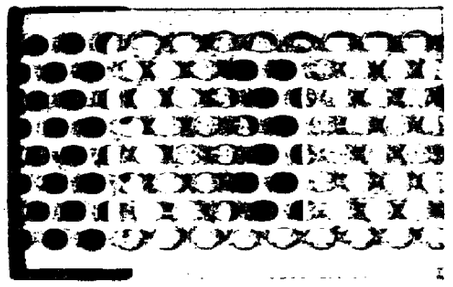
AFFIANT

Subscribed and sworn to before me this 15th day of July, 1997.

NOTARY PUBLIC
My Commission Expires: ~~1/27/2001~~ 9/23/2000

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0328047
IDENTIF. ↑ REFERENCE
97 JUL 18 PM 4:19
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10535 PG 525

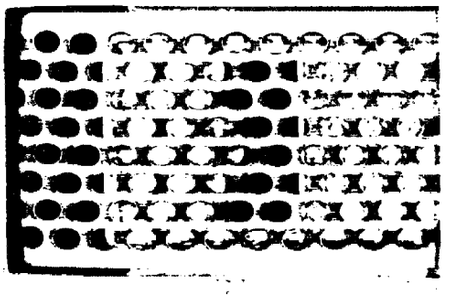
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
186400.00
CON TX 689.68
PRFEE 1.00
WDEED 8.00
TOTAL 698.68
CHECK 698.68

07/18/97 01 1:20 0001 6427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328047

IDENTIF. ↑ REFERENCE

97 JUL 18 PM 4:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1176131