Mail

BOOK 10513 PG 625

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Teresa G. Brockman d/b/a Richland Animal Clinic 6043 Charlotte Pike Nashville, TN 37209	Same	Map No. 91-13 Parcel Nos.319, 320, 321,322 and 323

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, R.D.R., L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Teresa G. Brockman d/b/a Richland Animal Clinic ("Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $273,280.00.

Teresa G. Brockman
AFFIANT

Subscribed and sworn to before me this the 25th day of July, 1997.

NOTARY PUBLIC

My Commission expires: 7-24-97.

This is unimproved property located on Charlotte Pike, Nashville, Tennessee.

And Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1997, which have been prorated between Grantor and Grantee as of this date.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 25th day of July, 1997.

R.D.R., L.P.,
a Tennessee limited partnership

By: Rollins Associates, Inc.,
a Tennessee corporation as general partner

By: David E. Rollins

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy G Turner, of the State and County aforesaid, personally appeared David E Rollins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Rollins Associates, Inc., a Tennessee corporation as general partner of R.D.R., L.P., the within named bargainor, a Tennessee limited partnership and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 25th day of July, 1997.

NOTARY PUBLIC

My Commission Expires: 7-24-97

NB 97 12 002

EXHIBIT "A"

BOOK 10543 PG 027

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 8, 1997, being parcels 319.00, 320.00, 321.00, 322.00 and 323.00 on Davidson County property map 91-13 and known as Job No. 970078 as follows:

Beginning at an existing iron pin on the southerly margin of Charlotte Pike, said point of beginning being the Northwest corner of the herein described tract and also being the Northeast corner of the R.D.R. L.P. property of record in Book 9201, Page 85, R.O.D.C., TN (parcel 318.00 on map 91-13); thence, leaving parcel 318.00 and with the southerly margin of Charlotte Pike, N 59 degrees 22 minutes 24 seconds E 113.43' to an iron pin; thence, with a turnout curve to the right, having a radius of 25.00' and a long chord of 38.52', said chord having a bearing of S 70 degrees 13 minutes 23 seconds E a distance along the curve of 43.98' to an iron pin on the westerly margin of Balmy Avenue; thence, with the westerly margin of Balmy Avenue, S 19 degrees 49 minutes 09 seconds E 141.62' to an iron pin; thence, with a curve to the right having a radius of 212.14' and a long chord of 66.43', said chord having a bearing of S 10 degrees 48 minutes 44 seconds E, a distance along the curve of 66.70' to an iron pin; thence, continuing with the margin of Balmy Avenue, S 01 degrees 48 minutes 13 seconds E 101.70' to an iron pin; thence, leaving the margin of Balmy Avenue, and with the line of Claudia Hatcher of record in Book 9822, Page 244, R.O.D.C., TN, S 68 degrees 50 minutes 14 seconds W 100.66' to an iron pin; thence, leaving Hatcher's line and with the line of the said parcel 318.00, the following three calls: N 08 degrees 29 minutes 10 seconds W 127.42' to an iron pin; thence S 61 degrees 43 minutes 30 seconds W 2.21' to an iron pin; thence, N 26 degrees 26 minutes 24 seconds W 186.23' to the point of beginning, containing 39,040 square feet more or less.

Being the same property conveyed to R.D.R. L.P., by Deed of Record in Book 9201, Page 85; Book 10147, Page 459; and Book 10148, Page 408, said Register's Office.

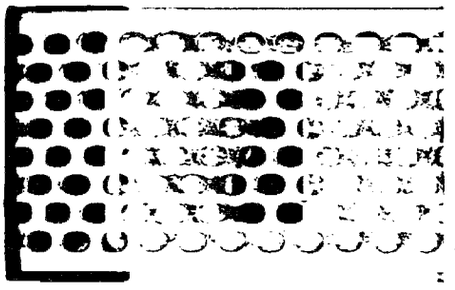
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NB\97\12\005

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



RECEIVED OF _____

FOR _____

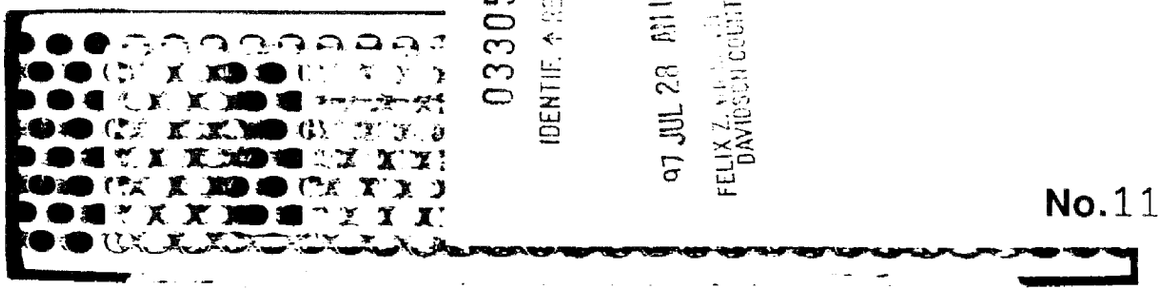
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 273280.00
CON TX 1011.14
PRFEE 1.00
WDEED 12.00
TOTAL 1024.14
CHECK 1024.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9170



0330553
IDENTIF. & REFERENCE

97 JUL 28 AM 10:01

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1178822