FOR RECORDING PURPOSES

LTIC File No. 35945 File Box 49

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10569 PG 389

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $25,000.00

Barnett B. Smith, Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:
August 13, 1997

Martha E. Caulkins
NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires MAR. 25, 2000

NOTARY PUBLIC LAWRENCE CO. TN

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 200, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
General Capital Land Fund, L.P. 511 Union Street, Suite 2350 Nashville TN 37219	Same	114-79

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Fernie W. Rayburn, unmarried

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, General Capital Land Fund, L.P.

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being on the Charlotte Pike, known as Highway No. 70, about six miles from the City limits of West Nashville, near a point where said Highway passes over a hill with a bluff of rock on either side of road, and described according to a copy of a survey made by John M. Sullivan, County Surveyor, August 20, 1948, as follows:

BEGINNING at a point in the center line of said Charlotte Pike or U.S. Highway No. 70 at the east corner of a tract of 18.8 acres conveyed to George Becker and wife, by deed of record in Book 1646, page 357, Register's Office for said county; thence with said Becker's line as follows: N 76' 51' West 128.7 feet, ~~N~~ 21' 04' W 85 feet, N 1' 14' W 175 feet, N 13' 04' E 369.6 feet to a point in the line of the lands of Robert Stephens at a fence corner; thence with the fence line, S 45' 14' E 277 feet to a point, the northwesterly corner of the property of Vernon Stephens, in a fence line; thence with Vernon Stephens westerly line, S 0' 33' E 310.3 feet to the center line of said Highway No. 70; thence with the center line of said Highway, S 40' 45' W 98.4 feet to a point and S 39' 07' W 99.4 feet to the point of beginning, containing 3.1 acres, more or less.

~~Being the same property conveyed to the Grantors by Deed of even date recorded simultaneously herewith.~~

Being the same property conveyed to Fernie W. Rayburn and wife, Mildred H. Rayburn, by Deed of record in Bk. 4539, page 475 RODC. The said Mildred H. Rayburn having since died.

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY WHEN RECEIVED THIS DOCUMENT FOR RECORDING

THIS IS ( )IMPROVED (XX)UNIMPROVED PROPERTY KNOWN AS:

Route 2, 7802 Charlotte Pike
Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 herein set out, and we 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this date: August 13, 1997

Fernie W Rayburn

Fernie W. Rayburn, unmarried

{Individual Acknowledgement}

BOOK 10569 PG 390

STATE OF Tennessee
COUNTY OF Davidson

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

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Witness my hand and official seal at Nashville, Tennessee on this date: August 13, 1997

My Commission Expires Sept 26, 1998

Commission Expires:

Notary Public

{Corporate Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires:_____

Notary Public

{Limited Partnership Acknowledgement}

STATE OF
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged themselves to be the _____ of _____, a limited partnership, the bargainor, and that they as such officers of the said general partner, each being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by the corporation, as its sole general partner, by themselves and such officers.

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

Commission Expires:_____

Notary Public

{Power of Attorney Acknowledgement}

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, 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 on the basis of satisfactory evidence, and who acknowledged that *he/she/they* executed the within instrument in behalf of _____ and acknowledged that *he/she/they* executed the same as the free act and deed of the said _____.

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

Commission Expires:_____

Notary Public

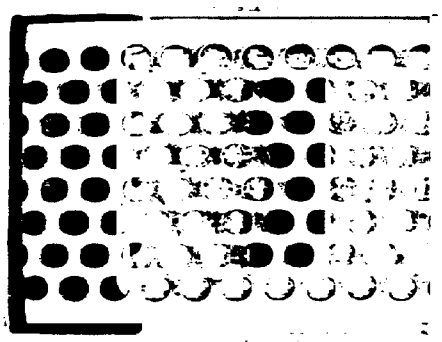
0337653 IDENTIF. ← REFERENCE

97 AUG 14 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

6963 08/14 0101 CHECK 101.50



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

RECEIVED OF _____

FOR _____

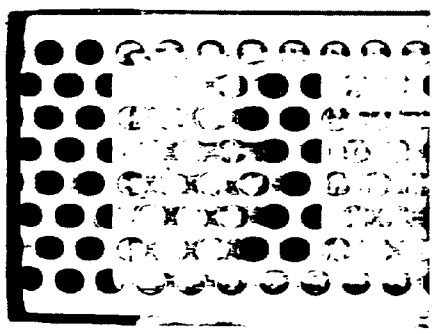
BOOK 10569 PG 391

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	AMT TOTAL PAID
			CON TX	92.50
			PRFEE	1.00
			WDFEE	8.00
			TOTAL	101.50
			CHECK	101.50
08/14/97		01	15:36 0001	6963



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0337653
IDENTIF. ↑ REFERENCE

97 AUG 14 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186825