BOOK 10582 PG 520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF August

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Mark Hill (NAME)	First Tennessee Bank (NAME)	MAP 82-2
1014 & 1016 White's Creek Pike (ADDRESS)	7640 Poplar Avenue, 1st Floor (ADDRESS)	PARCEL 35
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Germantown, TN 38138 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, William M. Coats, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Mark Hill

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal description.

1158 08/26 0101 03CHECK 1308.00

034 1555
IDENTIF. ↑ REFERENCE

97 AUG 26 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

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; and we do covenant with the 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 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 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 my hand this 7th day of August 19 97

William M. Coats

William M. Coats

BOOK 10582 PG 521

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 William M. Coats, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood this 7th day of August 19 97.

Commission expires

Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

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

My commission expires

Notary Public

WARRANTY DEED

FROM

William M. Coats

TO

H. Mark Hill

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, situated on the west side of Whites Creek Pike, being Lot No. 5 on the Plat of Revised Section 2 of Cleveland Street Commercial Plan as of record in Plat Book 6900, Page 51, and also Lots 31 and 32 on the Plan of J.R. Love and E.A. Hall Subdivision of a part of the Brown Tract as of record in Plat Book 421, Page 130, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the westerly right of way margin of Whites Creek Pike, said point being the common corner of Lots 32 and 33; thence along said right of way S. 35 deg. 48' E 150.00 feet to a point; thence leaving said Pike S. 55 deg. 50' W 149.11 feet to a point; thence S. 88 deg. 22' W. 103.59 feet to a point; thence N. 1 deg. 38' W. 146.94 feet to a point; thence S. 40 deg. 13' 23" E. 29.82 feet to a point; thence N. 55 deg. 50' E. 150.00 feet to the point of beginning; provided Grantor reserves, retains and excepts, for himself, his heirs and assigns, from the premises herein conveyed, an easement at rear of said premises for the purposes of erecting, lighting, maintaining, operating, removing and replacing the Billboard described in the Lease Agreement dated June 25, 1986, by and between William M. Coats, as Lessor and National Advertising Company as Lessee, ("Lessee"), of record in Book 10562, Page 186, Register's Office for Davidson County, TN, (the "Lease") (the "Billboard") and for access to and ingress and egress to and from the Billboards for such purposes. Grantor further reserves and retains a nonexclusive easement in the premises for the purpose of providing utility service to the Billboard. Grantor further reserves, retains and excepts from the premises herein conveyed all rights to payments made by the Lessee or any other party under or in connection with the Lease and any extension, renewal, amendment or replacement thereof, and further reserves and retains for Grantor, the Lessee, and their respective heirs, successors and assigns, an easement at the rear of said premises for access, ingress and egress to and from the Billboard for the purposes of enforcing any of their respective rights under the Lease, Grantee acknowledges that the premises herein conveyed are conveyed subject to the Lease and to the rights of the Lessee and the Lessor under the Lease. Grantee further acknowledges that if the Lease is terminated, Grantor shall succeed to the rights of the Lessee thereunder as fully as if Lessor had been the original Lessee thereunder, without any merger of estates. Grantee further covenants and agrees that no structures will be erected or allowed to be erected on the premises that would destroy or impair the highway view of the Billboard, either by Grantee or by Grantee's successors or assigns. Grantor's reserved rights and easements described herein are fully transferable and Grantor may sell, lease, convey, pledge, mortgage, encumber or otherwise transfer (including by devise or descent) any or all the rights, title, interest and easements retained and reserved herein. The above said easement runs with the land.

Being the same property conveyed to William M. Coats, by deed from Charles L. Burkhalter and wife, Louise H. Burkhalter, of record in Book 6766, Page 258, and by deed from W. J. Lewis and wife, Louise Lewis of record in Book 6894, Page 599, and by deed from Lillian Ann Ingram, a widow of record in Book 7564, Page 366, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters as shown on Plat Book 6900, Page 51; Book 421, Page 130, Register's Office for Davidson County, Tennessee.

William M Coats

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 523

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	
	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	12.00
TOTAL	1308.00
CHECK	1308.00

08/26/97 01 16:04 0001 1158
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341555
IDENTIF. ↑ REFERENCE
97 AUG 26 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190676