This instrument prepared by Robert L. Holloway, Jr., 207 W. 8th St., Columbia, Tennessee.

BOOK 10600 PG 335

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **KS REALTY, LLC,** a Tennessee Limited Liability Company, has this day bargained and sold, and does by these presents sell, transfer and convey unto **WELTON INVESTMENTS**, a Tennessee General Partnership, its successors and assigns, the following described tract or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> **TRACT 1:** Situated in the Fourth (4th) Councilmanic district of Nashville-Davidson County Tennessee, and more particularly described as follows:
>
> Beginning at a point situated on the easterly margin of Briarville Road as established by a conveyance from David H. Parker et al to the Metropolitan Government of Nashville-Davidson County, Tennessee recorded in Book 8045, Page 935, Register's Office for Davidson County, Tennessee (RODCT); said point also being located in the northerly boundary line of Lot #1 of the B.F. & P. Properties as recorded in Book 5200, Page 95, RODCT; thence leaving the said boundary of said Lot #1 and along the said margin of Briarville Road N 06 degrees 57' 27" E 75.00 feet to a point; thence with a curve to a right having a radius of 25 feet a distance of 39.27 feet (chord = N 51 degrees 57' 27" E 35.36') to a point; thence, S 83 degrees 02' 33" E 119.10 feet to a point; thence leaving the said property conveyed to the Metropolitan Government, S 06 degrees 57' 27" W 100.00 feet to a point situated in the aforementioned northerly boundary line of said Lot #1; thence along the said boundary line of Lot #1, N 83 degrees 02' 332" W 144.10 feet to the point of beginning.
>
> Being the same property conveyed to KS Realty, LLC by instrument dated June 18, 1996 of record in Book 10093 at Page 374 in the Davidson County, Tennessee Register of Deeds Office.
>
> (Tax Parcel #51-10 Parcels 28 and 30)
>
> **TRACT 2:** Situated in Davidson County, Tennessee, being Lot No. 1 on the subdivision of B.F. & P. Properties, a plat of which is of record in Book 5200, Page 95, in the Register's Office for said county.
>
> Said Lot No. 1 begins at a point in the easterly margin of Briarville Road and thence S 79 deg. 09 min. 16 sec. East 149.10 feet to a point; thence S 10 deg. 48 min. 31 sec. West 175 feet to a concrete monument in the northerly margin of Worth Street; thence with said margin of said street North 79 deg. 09 min. 16 sec. W 124.12 feet to a concrete monument; thence around a curve 39.25 feet to a concrete monument in the easterly margin of Briarville Road; thence with said margin of said Street 150.02 feet to the beginning.

Included in the above description but specifically excluded herein is the following:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Subdivision of B.F. & P. Properties, a plat of which is of record in Book 5200, Page 92, Register's Office for Davidson County, Tennessee.

RIGHT-OF-WAY: Beginning at a point on the northeast corner of Parcel 29 of Map 51-10 and lying approximately 25 feet east of the existing centerline of Briarville Road; thence S 83 deg. 02 min. 33 sec. East along property line for a distance of 5.0 feet to a point; thence S 6 deg. 57 min. 27 sec. West along proposed right of way line for a distance of 150.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence N 83 deg. 02 min. 33 sec. West for a distance of 30.0 feet to a point; thence N 6 deg. 57 min. 27 sec. East along existing right of way line for a distance of 175.0 feet to the point of beginning and containing therein an area of 1009 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being an 8 foot wide strip of land lying adjacent to, parallel and on the east side of the above right of way description and containing therein an area of 1400 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

One thirty foot wide ramp and one 25 foot wide ramp will be installed by Metropolitan Government. These ramps will meet Traffic and Parking Specifications.

Being (Parcel 5) a portion of the same property conveyed to KS Realty, LLC by instrument dated September 8, 1995 of record in Book 9790 at Page 822 in the Davidson County, Tennessee Register of Deeds Office.

(Tax Parcel # 51-10-29.00)

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said **WELTON INVESTMENTS,** its successors and assigns, in fee simple forever.

KS REALTY, LLC covenants with the said **WELTON INVESTMENTS,** that it is lawfully seized and possessed of the above described tract or parcel of land, had a good and lawful right to sell and convey same, and that it is unencumbered except for the 1997 taxes and covenants, conditions and restrictions as set forth in instrument dated August 7, 1947 of record in Book 1516 at page 187, easement for the purpose of slope, dated February 9, 1990 in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8045 at Page 935 and easements and rights-of way as shown by map of record in Book 5200 at Page 95, off of record in the Davidson County, Tennessee Register of Deeds Office; and

does further covenant and bind itself, its successors and assigns, to forever warrant and defend the title to said above described property unto the said **WELTON INVESTMENTS**, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of August, 1997.

KS REALTY, LLC

By: Terry Mays
TERRY MAYS

Its: Chief Manager

STATE OF TENNESSEE

COUNTY OF MAURY

BOOK 1060 PG 337

Before me, Ginger Mills of the state and county mentioned, personally appeared **TERRY MAYS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Chief Manager of KS Realty, LLC, the within named bargainor, a limited liability company, and that such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Chief Manager.

Witness my hand and seal, at office in Columbia, Tennessee, this 20th day of August, 1997.

Ginger Mills
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:
6-27-98

The name and address of the person or agency responsible for payment of real estate taxes on the property described herein:

Welton Investments
7101 Cockrill Bend Blvd.
Nashville, TN 37209

STATE OF TENNESSEE, COUNTY OF MAURY
I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $350,000.00.

D. Mark Sheets, Affiant
Subscribed and sworn before me this 21st day of August, 1997.

Sharon K Lacell
NOTARY PUBLIC

My Commission Expires:
7/24/99

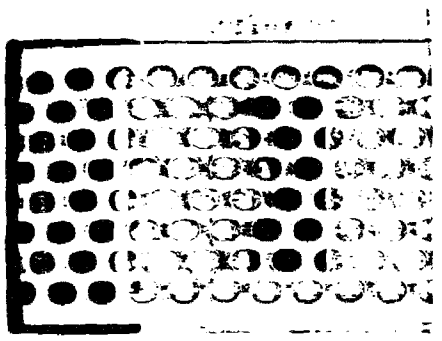
gm/welton.ded

9154 09/08 0101 03CHECK 1302.00

97 SEP -8 PM 1:43
FELIX Z. MINSKEY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

11546763



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

RECEIVED OF _____

FOR _____

Book 10600 Pg 338

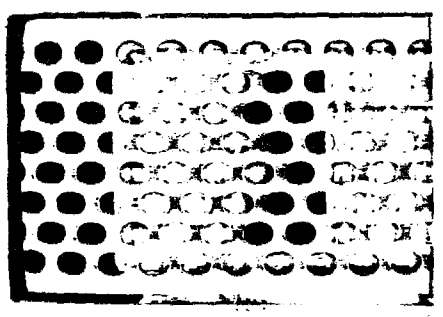
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/97 01 13:40 0001 8154



0346265
IDENTIF. & REFERENCE

97 SEP -8 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1195618