This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Martin C. Giner, Trustee	Same	Map 159
222 Second Ave N. Suite 326		Parcel 227
Nashville TN 37201		

WARRANTY DEED

BOOK 10715 PG 955

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

CARL P. GARDNER, TRUSTEE OF HOWARD GARDNER TRUST #1,
E. JANE JONES, M. ANN BROWN, MARY EMILY LOGAN, CAROL G. TRANSOU,
AND CARL P. GARDNER, INDIVIDUALLY

have bargained and sold and by these presents do hereby transfer and convey unto the said

MARTIN C. GINER, TRUSTEE

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, consisting of 40.221 acres described by survey of Michael V. Holmes dated December 9, 1997, No. 213, as follows:

A tract of land in the 16th Civil District of Davidson County, Tennessee. Said tract being located North of Old Hickory Boulevard.

Beginning at an iron pin along the Northern margin of Old Hickory Boulevard, being 2130 feet East of Granny White Pike. Said point being the southwest corner of a 50 foot wide right of way, the Carl A. Gardner property, as recorded in Deed Book 5513, page 481, of the Register's Office for Davidson County, Tennessee; thence along the West line of said right of way, North 03° 39' 44" West, 430.94 feet to an iron pin, the True Point of Beginning for this tract;

(1) Thence along the North line of the Third National Bank property (formerly Ann Gardner Brown), as recorded in Deed book 9348, page 68, of said Register's Office, South 82° 40' 00" West 208.88 feet to an iron pin, the Northeast corner of the Carol Gardner Transou property;

(2) Thence along the North line of said Transou property, South 82° 47' 42" West, 261.60 feet to an iron pin, the Northeast corner of the Alleen P. Gardner property, as recorded in Deed Book 1782, page 444, of said Register's Office;

(3) Thence along the North line of said Gardner property, North 66° 02' 18" West, 463.67 feet to an iron pin in the East line of the Charles Don Logan property, as recorded in Deed Book 8623, page 694, of said Register's Office;

(4) Thence along said East line, North 03° 10' 54" West, 420.16 feet to an iron pin;

(5) Thence along the North line of said Logan, South 89° 15' 27" West, 329.29 feet to a steel fence post, the Southeast corner of the James Gary Rice property, as recorded in Deed Book 5306, page 857, of said Register's Office;

(6) Thence along the East line of said Rice property, North 04° 43' 20" West, 25.83 feet to a concrete monument;

(7) Thence continuing along said East line, North 03° 59' 21" West, 288.54 feet to steel fence pipe in the East line of the James Gary Rice property, as recorded in Deed Book 9705, page 827, of said Register's Office;

(8) Thence continuing along said East line, North 07° 38' 09" West, 184.07 feet to an iron pin, the Southeast corner of Ottershaw Subdivision, as recorded in Plat Book 7900, page 678, of said Register's Office;

(9) Thence along the East line of said Ottershaw, North 05° 18' 07" West, 199.81 feet to an iron pin;

(10) Thence continuing along said East line, North 04° 34' 13" West, 140.69 feet to an iron pin;

(11) Thence continuing along said East line, North 86° 56' 18" West, 90.39 feet to an iron pin;

REGISTER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS DOCUMENT
WHEN RECEIVED

(12) Thence continuing along said East line, North 05° 44' 36" West, 123.22 feet to an iron pin:

(13) thence continuing along said East line, North 02° 24' 36" West, 120.57 feet to an axle the Southeast corner of the Philip C. Moore property, as recorded in Deed Book 2148, page 381, of said Register's Office and also being the Northeast corner of said Ottershaw.

(14) Thence along the East line of said Moore property, North 02° 53' 26" West, 168.84 feet to an iron pin;

(15) Thence along the North line of said Moore property, South 89° 27' 17" West, 90.35 feet to an iron pin, the Southeast corner of the Lisa Alana Berry property, as recorded in Deed Book 8795, page 920, of said Register's Office;

(16) Thence along the East line of said Berry property, North 12° 56' 02" West, 254.00 feet to an iron pin, the Southwest corner of the Carl P. Gardner property, as recorded in Deed Book 7278, page 100, of said Register's Office;

(17) Thence along the south line of said Gardner property, North 70°52' 23" East, 224.05 feet an iron pin, the Southwest corner of the Jerry T. Whitehurst property, as recorded in Deed 5825, page 643, of said Register's Office;

(18) Thence along the South line of said Whitehurst property, North 81° 49' 28" East, 268.05 feet to a iron pin, the Southwest corner of the Larimore Foster property, as recorded in Deed Book 2904, page 380, of said Register's Office and also being the Southwest corner of the C. G. Luken property, as recorded in Deed Book 2438, page 195, of said Register's Office;

(19) Thence along the South line of said Luken property, North 61° 09' 32" East, 119.46 feet to an iron pin;

(20) Thence continuing along said South line, North 84° 11' 46" East, 125.69 feet to an iron pin in the West line of the Key Investments, Inc. property, as recorded in Deed Book 3162, page 161, of said Register's Office;

(21) Thence continuing along said West line, South 04° 41' 37" East, 365.74 feet to a steel pipe;

(22) Thence continuing along said West line, South 05° 12' 39" West, 98.76 feet to a steel pipe at a 40" oak tree;

(23) Thence continuing along said West line, South 56° 30' 15" East, 92.95 feet to an iron pin at an 18" tree;

(24) Thence continuing along said West line, South 52° 38' 28" East, 61.29 feet to a steel pipe;

(25) Thence continuing along said West line, South 48° 30' 34" East, 79.03 feet to an iron pin at a 12" oak tree;

(26) Thence continuing along said West line, South 39° 17' 36" East, 221.72 feet to a steel pipe;

(27) Thence continuing along said West line, South 36° 26' 44" East, 104.54 feet to an iron pin, the Northwest corner of a 50 foot wide right of way;

(28) Thence along the West line of said 50 foot wide right of way, South 15° 23' 56" East, 958.02 feet to an iron pin, in the North line of said 50' wide right of way, Carl A. Gardner property;

(29) Thence, along the West line of said Gardner's 50' wide right of way, South 25° 43' 52" East, 489.94 feet to the True Point of Beginning, thus containing 1,752,021.495 square feet or 40.221 acres.

BEING the same property conveyed to Carl P. Gardner, Trustee of Howard Gardner Trust #1, by deed from Howard Gardner and wife, Alleen P. Gardner, of record in Book 6664, page 694, Register's Office for Davidson County, Tennessee, for the benefit of E. Jane Jones, M. Ann Brown, Mary Emily Logan, Carol G. Transou and Carl P. Gardner, the said Trust having terminated by its terms and the beneficiaries becoming owner as tenants in common, each of a 1/5 undivided interest.

THIS CONVEYANCE IS SUBJECT TO:

1. 1997 taxes.

This is unimproved property.

PICK-UP

97 DEC 10 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

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, except as above set forth. 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, except as set forth above.

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 our hands this 10th day of December, 1997.

Carl P. Gardner Trustee

CARL P. GARDNER, TRUSTEE
OF THE HOWARD GARDNER TRUST #1

Carl P. Gardner

CARL P. GARDNER, INDIVIDUALLY

M. Ann Brown

M. ANN BROWN

By: Jane Jones, Attorney-in Fact for M. Ann Brown
JANE JONES, ATTORNEY-IN-FACT
FOR M. ANN BROWN

Carol G. Transou

CAROL G. TRANSOU

By: Jane Gardner Jones, Attorney-in Fact for Carol G. Transou
JANE GARDNER JONES, ATTORNEY
IN-FACT FOR CAROL G. TRANSOU

E. Jane Jones

E. JANE JONES

Mary Emily Logan

MARY EMILY LOGAN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CARL P. GARDNER, TRUSTEE OF THE HOWARD GARDNER TRUST #1, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument as Trustee of the Howard Gardner Trust #1 for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of December, 1997.

NOTARY PUBLIC

My commission expires: 5-28-2000.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, in and for said County and State, JANE JONES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she also executed the foregoing instrument in behalf of M. ANN BROWN, and acknowledged that she executed the same as the free act and deed of M. ANN BROWN.

Witness my hand at office in Nashville, Tennessee, this 10 day of December, 1997.

Susan M. James
NOTARY PUBLIC

My commission expires: 9-27-1999.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public, in and for said County and State, JANE GARDNER JONES, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she also executed the foregoing instrument in behalf of CAROL G. TRANSOU, and acknowledged that she executed the same as the free act and deed of CAROL G. TRANSOU.

Witness my hand at office in Nashville, Tennessee, this 10 day of December, 1997.

Susan M. James
NOTARY PUBLIC

My commission expires: 9-27-1999.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E. JANE JONES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10, day of December, 1997.

Susan M. James
NOTARY PUBLIC

My commission expires: 9-27-1999

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARY EMILY LOGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10, day of December, 1997.

Susan M. James
NOTARY PUBLIC

My commission expires: 9-27-1999

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CARL P. GARDNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10 day of December, 1997.

NOTARY PUBLIC

My commission expires: 5-28-2000.

BOOK 10715 PG 959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,680,000.00.

Sworn to and subscribed before me this 10th day of December, 1997.

NOTARY PUBLIC

My commission expires: 5-28-2000.

9615 12/10 0101 03CHECK 6237.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10715 PG 960

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
1680000.00
CON TX 6216.00
PRFEE 1.00
WDEED 20.00
TOTAL 6237.00
CHECK 6237.00

12/10/97 01 14:20 0001 9615
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0378733
IDENTIF. ↑ REFERENCE

97 DEC 10 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230395