Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 1997.

Notary Public

My commission expires 3/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Moore & Moore West Garden Center, LLC. 7844 Steeplechase Lane Nashville, TN 37221	Same	Map Parcel A portion of Map 155, Parcel 108.

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, A. W. Chaffin and wife, Edna Lou Chaffin, Don Einwag and wife, Sherrill D. Einwag, and R.S. Chaffin and wife, Melissa L. Chaffin, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Moore & Moore West Garden Center, LLC., a Tennessee Limited Liability Company, hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the plan of Moore-Chaffin Subdivision of Record in Book 9700, page 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to A. W. Chaffin and wife, Edna Lou Chaffin by deed from P. M. Chaffin and wife, Ruby Chaffin of record in Book 4701, page 316 and subsequently, A. W. Chaffin and wife, Edna Lou Chaffin having conveyed a 1/3 undivided interest to Don Einwag and wife, Sherrill D. Einwag, and R. S. Chaffin and wife, Melissa L. Chaffin, and undivided one-third (1/3) interest by Quitclaim Deed from A. W. Chaffin and wife, Edna Lou Chaffin, of record in Book 9263, page 849, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 1998, and subsequent years, which are due and payable. 2) All matters shown on plan of Moore-Chaffin Subdivision recorded in Book 9700, page 523.

This property is unimproved property known as: 8216 Highway 100, Nashville, Tennessee.

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, its successors and assigns, forever. Grantors covenant with Grantee that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to

said Grantee(s), their successors 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 12th day of December, 1997

A. W. Chaffin

Edna Lou Chaffin

Don Einwag

Sherrill D. Einwag

R.S. Chaffin

Melissa L. Chaffin

BOOK 10724 PG 787

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 A. W. Chaffin, Edna Lou Chaffin, R.S. Chaffin Melissa L. Chaffin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of December, 1997.

Notary Public

SAMUEL ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 3/24/01

STATE OF FLORIDA
COUNTY OF Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Einwag and Sherrill D. Einwag the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami, this 10th day of December, 1997.

Mary Marla Williams
Notary Public

My Commission expires: 5/23/2000

MARY MARLA WILLIAMS
Notary Public, State of Florida
My comm. expires May 23, 2000
No. CC 557110

97 DEC 17 AM 11:15
RECEIVED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0381125

IDENTIF. & REFERENCE

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Einwag and Sherrill D. Einwag the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of December, 1997.

Notary Public

My Commission expires: _____

2220 12/17 0101 03 CHECK 1123.00

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

RECEIVED OF _____

FOR _____

BOOK 10724 PG 788

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
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/97 01 11:16 0001 2220

0381125
IDENTIFYING REFERENCE

97 DEC 17 AM 11:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1232973