BOOK 10750 PG 996

ADDRESS NEW OWNER and
SEND TAX BILLS:
John B. Jewell, III
1740 ED TEMPLE BLVD.
NASHVILLE, TN 37208

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
164 - O - 187
02D 02 985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND DOLLARS ($385,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HAL REED RAMER, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey to JOHN B. JEWELL, III, hereinafter called the GRANTEE, and his heirs, successors and assigns forever, the following described property, to wit:

Being land in the 29th Councilmanic District of Davidson County, Tennessee, said land being Lot 1 on the plat of Mount View Shopping Center of record in Plat Book 4350, Page 112, Register's Office for Davidson County, Tennessee, and being bounded on the north by Murfreesboro Road (U.S. 41, Highway 70-S) and on the east by New Old Hickory Boulevard, also known as Hobson Pike and being more particularly described by a survey by Wamble & Associates as follows:

Beginning at a point in the northerly right-of-way of said New Old Hickory Boulevard, said point being 181 feet southwesterly of the center line of Murfreesboro Road and as measured along the center line of New Old Hickory Boulevard, and being 70 feet northwesterly of the center line of New Old Hickory Boulevard; thence, with the northerly margin of New Old Hickory Boulevard south 51 degrees 29 minutes 05 seconds west 175.17 feet to a point; south 45 degrees 19 minutes 11 seconds west 52.33 feet to an existing iron rod; thence, leaving said right-of way north 38 degrees 44 minutes 00 seconds west 371.12 feet to an iron rod (Old); thence, north 54 degrees 18 minutes 08 seconds east 341.84 feet to an existing concrete monument disturbed in the westerly right-of-way of said Murfreesboro Road; thence, south 35 degrees 43 minutes 00 seconds east 233.00 feet to a point; thence, south 02 degrees 39 minutes 45 seconds west 154.08 feet to the point of beginning, containing 113,290 square feet or 2.60 acres.

Being the same property conveyed to Dr. Hal Reed Ramer by deed from Exxon Company, U.S.A., of record in Deed Book 6479, Page 55, Register's Office for Davidson County, Tennessee.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Grantor represents to the best of his knowledge and belief, (i) that Grantor has not used the Property for storage or disposal of any hazardous substance, or high concentrations of pollutants or contaminants, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601-9657, as amended or any similar state law or local ordinance; and (ii) that Grantor has no knowledge or belief that any other person has so used the Property.

Said land is conveyed subject to the following:

1. 1998 taxes have been prorated and to be paid by Grantee.

2. Plat of record in Book 4350, Page 112, said Register's Office shows a 45 foot building line set back along both Murfreesboro Road and Hobson Pike and an overhang easement on the front of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand on this the 7th day of January, 1998.

Hal Reed Ramer

HAL REED RAMER

98 JAN -8 AM 8:55

REGISTER

IDENTIF. & REFERENCE

0388126

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HAL REED RAMER, the within named 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 at office this 7th day of January, 1998.

Carol H Ridley
NOTARY PUBLIC

My Commission Expires:

7-21-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $385,000.00.

Steven L Hest
AFFIANT

Subscribed to and sworn before me, this the 7th day of January, 1998.

Carol H Ridley
NOTARY PUBLIC

My Commission Expires:

7-21-98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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615-824-0989

9847 01/08 0101 03CHECK 1437-50

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

RECEIVED OF _____

FOR _____

PAID 10750 PG 999

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	TOTAL PAID

CAMT	
	385000.00
CON TX	1424.50
PRFEE	1.00
WDEED	12.00
TOTAL	1437.50
CHECK	1437.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9847

0388126
IDENTIF. ↑ REFERENCE

98 JAN -8 AM 8:56

REGISTER
DAVIDSON CO. TN.

No.1240515