BOX 44

44

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Sr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

JWR

Affiant

Subscribed and sworn to before me, this 9th day of March, 1998.

Notary Public

My Commission Expires: 5/23/98

Address New Owner As Follows:
Philip H. Cannady, L. Earl Bentz and Gary M. Clark
3062 Sidco Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
132 08 009 09/09 0101 03CHECK 934.00
6DA 35797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. K. BYRD, EXECUTOR UNDER THE ESTATE OF CLAY R. CAROLAND, JR., DECEASED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PHILIP H. CANNADY, L. EARL BENTZ AND GARY M. CLARK, as tenants in common,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot B as shown on the Resubdivision of Lots B and C-1 Horrell's Sidco Development in Plat Book 3842, page 109, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly right of way of Sidco Drive, said point being the northwesterly corner of the within described property, thence along said right of way South 01 deg. 57 min. 00 sec. West 230 feet to a point, thence leaving siad right of way South 88 deg. 3 min. East, a distance of 301.5 feet; thence North 1 deg. 50 min. West a distance of 249.40 feet; thence North 88 deg. 10 min. East, a distance of 285.70 feet to the point of beginning.

Being part of the same property conveyed to Clay R. Caroland, Jr., by deed from Caroland & Associates, Inc,. by deed of record in Book 5740, page 968, Register's Office for Davidson County, Tennessee; the said Clay R. Caroland, Jr., having since died and his will of record in Will Book 217, page 302, Probate Court Clerk's Office, appoints J. K. Byrd as Executor.

In executing this document, the Executor does so pursuant to an option to purchase granted by Clay R. Caroland, Jr., in a certain Ground Lease dated December 19, 1995, prior to his death which became effective upon his death.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3842, page 109, Register's Office for said County.

3. Subject to rights as set out in deed to the State of Tennessee of record in Book 1731, page 533, Register's Office for said County.

This is improved property known as 3062 Sidco Drive, Nashville, TN

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 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 further covenant and bind ourselve, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of March, 1998.

J. K. Byrd, Executor

98 MAR -9 PM 4:19

04100142

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. K. BYRD, EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 1998.

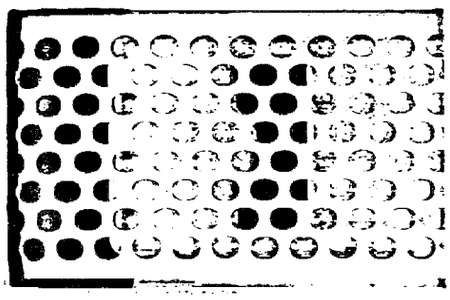
Notary Public

My Commission Expires: 5/23/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10830 PG 278

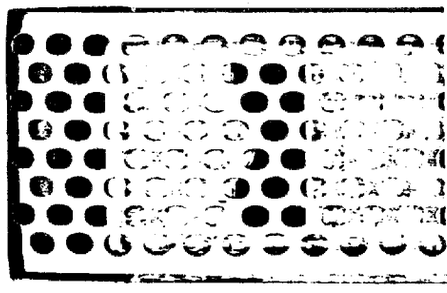
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/09/98 01 16:18 0001 3307



04100042
IDENTIF. & REFERENCE

98 MAR -9 PM 4:20

DAVIDSON CO. TENN.

No. 1263708