BOX 28

9803023

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10874 PG 191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

James F Scherer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF April, 19 98

J Lynn Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES F. SCHERER	SAME	142-279
(NAME)	(NAME)	
5410 Harding Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CECIL D. BRANSTETTER, TRUSTEE AND LINDA B. MAUK ROACH

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES F. SCHERER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Reserve Parcel, Bellevue Valley Plaza, of record in Book 7900, page 439, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Cecil D. Branstetter, Trustee, by deed recorded in Book 9019, page 747, Register's Office for Davidson County, Tennessee, and a portion of the property conveyed to Linda B. Mauk by deed recorded in Book 9596, page 798, Register's Office for Davidson County, Tennessee. Linda B. Mauk now being Linda B. Mauk Roach.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR BENEFICIARIES.

(SEE ATTACHED EXHIBIT "A")

...ILLEGIBLE... TYPING OR ...G IN THIS DOCUMENT ...SATISFACTORY WHEN RECEIVED

unimproved (X)
This is improved ( ) property, known as ~~2960 Old Hickory Boulevard, Nashville, TN 37221~~
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 our hands this 1st day of April, 19 98.

Cecil D Branstetter
CECIL D. BRANSTETTER, TRUSTEE Trustee

Linda B. Mauk Roach
LINDA B. MAUK ROACH

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 10874 PG 132

STATE OF TENNESSEE }
County of DAVIDSON }

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

Witness my hand and official seal at office this 1 day of April, 1998.

My Commission expires:
4-9-2000

Notary Public

STATE OF ~~TENNESSEE~~ KENTUCKY }
County of Fayette }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LINDA B. MAUK ROACH, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of March, 1998.

My Commission expires:
10 April 2000

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public

BOOK 10874 PG 193

EXHIBIT "A"

GRANTOR, BEING THE OWNER OF ADJOINING PARCEL (TAX MAP 142, PARCEL 280) RESERVES THE RIGHT OF A JOINT ACCESS EASEMENT OVER THE ENTRANCES AND DRIVES of TAX MAP 142, PARCEL 279, FOR THE CONSTRUCTION OF UTILITIES AND INGRESS AND EGRESS TO PARCEL 280. UTILITY SERVICES INSTALLED BY GRANTEE IN DEVELOPING PARCEL 279 SHALL BE OF SUFFICIENT SIZE AND CAPACITY FOR EXTENSION TO AND SERVICES FOR THE DEVELOPMENT OF PARCEL 280 UNDER EXISTING ZONING AS OF MARCH 12, 1998.

This conveyance is made subject to the following:

1. Davidson County Taxes for 1998, a lien, but not yet due and payable.

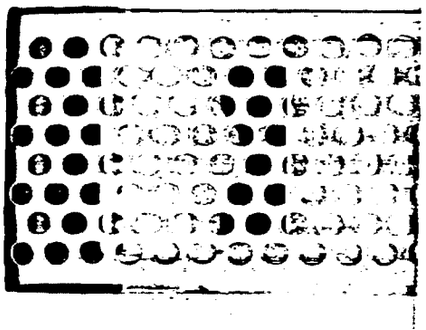
2. Matters shown on the Plan of record in Book 7900, page 439, said Register's Office.

3. Easement for tie-back cable system and terms and conditions, all as set forth in instrument recorded in Book 8061, page 811, Register's Office for Davidson County, Tennessee.

4. Declaration of Easements and Restrictions, of record in Book 6457, page 802 in said Register's Office, as amended in Book 6577, page 224, and Book 6845, page 138, said Registe'rs Office.

Agreement pertaining to detention of storm water, recorded in Book 6445, page 124, Register's Office for Davidson County, Tennessee.

0422045
IDENTIF. & REFERENCE
98 APR -6 PM 1:23
FELIX Z[illegible] REGISTER
DAVIDSON COUNTY, TN.
6303 04/06 0101 03[illegible]



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

RECEIVED OF _____

FOR _____

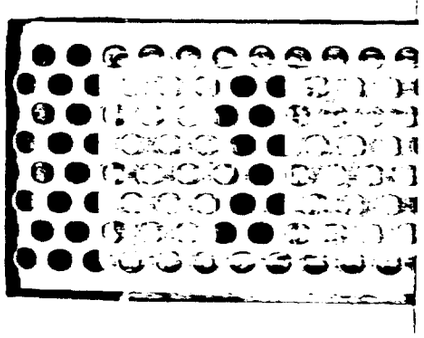
BOOK 10874 PG 194

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CPMT	
	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	12.00
TOTAL	753.00
CHECK	753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0422045
IDENTIF. # REFERENCE

98 APR -6 PM 1:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276545