BOOK 10887 PG 75

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF April, 19 98

NOTARY PUBLIC

My Commission expires: July 24, 1999

98040160

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: PROFESSIONAL REAL ESTATE DEVELOPMENT, INC. (NAME)	SEND TAX BILLS TO: SAME (NAME)	MAP & PARCEL NUMBERS: 114-190
211 NORTH FIRST STREET (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37213 (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**

EDWARD P. DE ZEVALLOS, TRUSTEE

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

PROFESSIONAL REAL ESTATE DEVELOPERS, INC., A TENNESSEE CORPORATION

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

(SEE ATTACHED **"EXHIBIT "A")**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED **"EXHIBIT "B")**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 APR 15 AM 11:02
FELIX Z. ALLISON III REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

0425778

unimproved (XX)
This is improved ( ) property, known as Old Hickory Bovd., 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 14th day of April, 19 98.

EDWARD P. DE ZEVALLOS, TRUSTEE

INDIVIDUAL ACKNOWLEDGMENTS:

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 EDWARD P. DE ZEVALLOS, 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 14th day of April, 1998.

My Commission expires:
July 24, 1999

William L Rosenberg
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

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

EXHIBIT "A"

DESCRIPTION

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the southerly quadrant of the intersection of Old Hickory Boulevard and Tolbert Road and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard at the southwest corner of the Old Hickory Church of Christ;

Thence, leaving said margin with said church southerly line S79 degrees 19'23"E, 105.72 feet to an iron pin;
Thence, N19 degrees 20'30"E, 40.03 feet to a point;
Thence, S70 degrees 03'11"E, 49.75 feet to a point;
Thence, N19 degrees 17'09"E, 55.00 feet to an iron pin in the westerly margin of Tolbert Road;
Thence, with said margin and a curve concave to the south having a central angle of 69 degrees 42'25", a radius of 75.44 feet and a chord of S35 degrees 10'19"E, 86.23 feet for an arc length of 91.79 feet to a point;
Thence, with said margin, S00 degrees 10'46"E, 132.07 feet to an iron pin;
Thence, with a curve concave to the east having a central angle of 36 degrees 36'56", a radius of 446.20 feet and a chord of S18 degrees 26'33"E, 280.32 feet for an arc length of 285.15 feet to an iron pin;
Thence, with said margin, S36 degrees 40'52"E, 159.82 feet to an iron pin;
Thence, leaving said margin, with the northerly line of Robert Tolbert, Jr., of record in Deed Book 4438, Page 64, R.O.D.C., S87 degrees 26'11"W, 418.48 feet to a point in the easterly margin of Old Hickory Boulevard;
Thence, with said margin the following calls:
N01 degrees 19'00"W, 52.95 feet to a point,
N02 degrees 13'35"W, 71.29 feet to a point,
N87 degrees 46'25"E, 3.00 feet to a point,
N02 degrees 13'35"W, 10.00 feet to a point,
S87 degrees 46'25"W, 3.00 feet to a point,
N02 degrees 13'35"W, 392.25 feet to a point,
N22 degrees 17'05"E, 38.72 feet to the point of beginning, containing 159,271 square feet or 3.66 acres, more or less.

Being the same property conveyed to Edward P. DeZevallos, Trustee, by deed from Sheilla Cummins Lampkin (formerly Sheilla Marie Cummins), an unmarried woman, of record in Book 7611, page 897, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "B"

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

2. Easement for construction of slope and drainage facility to State of Tennessee contained in instrument of record in Book 7971, page 546, said Register's Office.

3. Easements granted to the Harpeth Valley Utilities District for water line of record in Book 7142, page 500 and in Book 8089, page 728, Register's Office for Davidson County, Tennessee.

4. Easement and/or Right-of-Way to the Harpeth Valley Utilities District for sanitary sewers and/or drainage of record in Book 8348, page 133, Register's Office for Davidson County, Tennessee.

4364 04/15 0101 03CHECK 2699.50

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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 79

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	
				725000.00
			CON TX	2682.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2699.50
			CHECK	2699.50
04/15/98	01		11:03 0001	4364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425778
IDENTIF. & REFERENCE

98 APR 15 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280522