BOX 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 $412,000.00. W.R. Weakley **Affiant** Subscribed and sworn to before me, this 28th day of January, 1998. Linda L. Harvey Notary Public My Commission Expires: 5/23/98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
W. R. Weakley P. O. Box 150365 Nashville, TN 37215	SAME	Map 117-14-162 7DA 48485

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BECKERLAND, A GENERAL PARTNERSHIP OF WHICH FRANK HENRY BECKER, DONNA LUCILLE NAGELSON AND BECKER TRUST ARE EQUAL PARTNERS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **W. R. WEAKLEY,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the First (1st) Civil District of Nashville, Davidson County, Tennessee, being Lot 2 on the Plan of Becker Commercial Subdivision, Section Two, as recorded in Book 4300, page 40, Register's Office for said County, and being more particularly described as follows:

Beginning in the easterly right-of-way of Hillsboro Road at an iron pin located 156.97 feet northerly from the intersection of said easterly right-of-way and the northerly turn out of Richard Jones Road; thence along said easterly right-of-way, with a curve to the left having a radius of 1950 feet, a distance of 19.94 feet; thence continuing along said easterly right-of-way North 22 deg. 31 min. East, 80.10 feet to an iron pin; thence leaving said right-of-way South 65 deg. 36 min. 45 sec. East, 191.30 feet to a iron pin; thence South 24 deg. 56 min. 58 sec. West, 100.00 feet to the northeast corner of Lot 4 as shown on the Plan of Becker Commercial Subdivision, Section 1, as recorded in Book 4350, page 77, Register's Office for Davidson County,

Tennessee; thence North 65 deg. 36 min. 45 sec. West, 187.17 feet to the point of beginning and containing 18,918 square feet or 0.43 acre, more or less.

Being part of the same property conveyed to Beckerland, a general partnership of which said Frank Henry Becker, said Donna Lucille Nagelsen, and said Becker Trust are equal partners by quitclaim deed from Frank Henry Becker, Donna Lucille Nagelsen and George E. Noe, Jr., and Christina Becker Brown, Trustees of the Trust U/W Thomas A. Becker, Sr., of record in Book 10462, page 298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in instrument of record in Book 4305, page 3, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 4300, page 40, Register's Office for said County.

3. Rights of others in and to the land embraced within the appurtenant easement as set out in the instrument conveyed in Book 9040, page 108, Register's Office for Davidson County, Tennessee.

4. Lease executed by and between Mrs. Frank A. Becker, Lessor and Home Federal Savings and Loan Association of Nashville, Lessee, of record in Book 4305, page 6, Register's Office for Davidson County, Tennessee.

5. Assignment of Lease executed by Metropolitan Federal Savings and Loan Association to Union Planters Corporation, of record in Book 5802, page 71, Register's Office for Davidson County, Tennessee.

6. Assignment of Lease executed by Union Planters Corporation to Union Planters Bank of Nashville, of record in Book 5823, page 545, Register's Office for Davidson County, Tennessee.

7. Assignment and Assumption Agreement executed by and between Union Planters National Bank, SBA Finance B.V. and USAC B.V., of record in Book 8241, page 355, Register's office for Davidson County, Tennessee.

8. Appurtenant Easement conveyed to Union Planters National Bank of record in Book 9040, page 108, Register's Office for Davidson County, Tennessee.

9. Assignment of Lease executed by Union Planters National Bank, Assignor, and Robert L. Trentham, Trustee, Assignee, of record in Book 9267, page 236, Register's Office for Davidson County, Tennessee.

This is improved property known as 3902 Hillsboro Road, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28TH day of January, 1998.

BECKERLAND, A GENERAL PARTNERSHIP

By: Frank Henry Becker
Frank Henry Becker, Partner

By: Donna Lucille Nagelsen
Donna Lucille Nagelsen, Partner

BECKER TRUST, PARTNER

By: Christina B. Brown
Christina B. Brown, Trustee

By: George E. Noe
George E. Noe, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK HENRY BECKER, PARTNER,** 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 28TH day of January, 1998.

Linda P. Turner
Notary Public

LINDA P. TURNER NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/23/98

0425939

98 APR 15 PM 4:03
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4530 04/15 0101 03CHECK 1541-40

0084834.01

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONNA LUCILLE NAGELSEN, PARTNER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Produced Florida Drivers License as identification.

WITNESS my hand, at office, this 22nd day of January, 1998.

Kathy J. Anson
Notary Public

My Commission Expires:

KATHY J. ANSON
MY COMMISSION # CC 498518
EXPIRES: January 29, 1999
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINA B. BROWN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of January, 1998.

ELIZABETH L. LEONARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Elizabeth L. Leonard
Notary Public

My Commission Expires:
My Commission Expires MAY. 27, 2001

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE E. NOE, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of January, 1998.

Notary Public

My Commission Expires: 05-30-99

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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 795

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 412000.00
				CON TX 1524.40
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1541.40
				CHECK 1541.40
			04/15/98 01	16:04 0001 4530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425939

IDENTIFICATION REFERENCE

98 APR 15 PM 4:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1280686