THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 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 $300,000.00 Duane A. Say **AFFIANT** Subscribed and sworn to before me, this 4th day of June 1998. Wesley D. Turner Notary Public My Commission Expires: NOTARY PUBLIC WESLEY D. TURNER STATE OF TENNESSEE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Say Enterprises, Inc. Attn: Duane A. Say 419 Gallatin Road Nashville, TN 37206	SAME	83-5-229

98 JUN -5 PM 4:19
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

04472 32
IDENTIF. + REFERENCE

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, **GEORGE TOM NICHOLSON AND WIFE, CONNIE T. NICHOLSON** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SAY ENTERPRISES, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 14, 15, 16, 17 and 18 of Block "A" of the Wakefield-Smith Company of record in Book 843, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lots No. 14, 15, 16 and 17 front 20 feet each, on the easterly side of Gallatin Avenue, as widened, and run back between parallel lines, 120 feet, to an alley.

Said Lot No. 18 fronts 20 feet, 6 inches, on the easterly side of Gallatin Avenue, as widened, and runs back between parallel lines with the southerly margin of Calvin Avenue, 120 feet, to an alley.

Being the same property conveyed to George Tom Nicholson and wife, Connie T. Nicholson by deed from Helen Marie Sprouse and Daphine Sprouse of record in Book 8033, page 179, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees 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 843, page 19, Register's Office for said County.

This is improved property known as 419 Gallatin Road, Nashville, Tennessee 37206.

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, its successors 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, successors and assigns, against the lawful claims of all person 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 4th day of June, 1998.

George Tom Nicholson

Connie T. Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE TOM NICHOLSON**, 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 4th day of June, 1998.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONNIE T. NICHOLSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of June, 1998.

Notary Public

My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

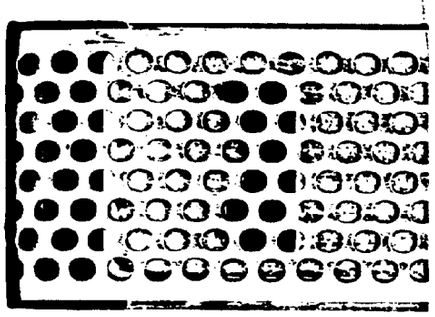
719 0005 0101 03CHECK 1119-0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

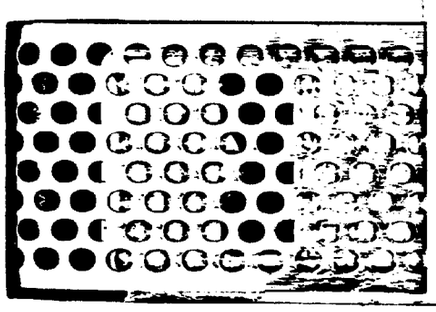
BOOK 10988 PG 125

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 300000.00
CON TX 1110.00
PRFEE 1.00
MDEED 8.00
TOTAL 1119.00
CHECK 1119.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7199



0447232
IDENTIF. ◄ REFERENCE

98 JUN -5 PM 4:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303098