Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Tennessee Optometric Ass'n. 3200 West End Avenue Suite 402 Nashville, TN 37203	Map 118-7 Parcel 23	same
This instrument prepared by: Kevin T. Sommers, Attorney at Law 404 North Main Street, P.O. Box 399, Kingston Springs, TN 37082		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and NO/100 DOLLARS ($135,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Howard Duncan Dysart and wife, Kay Dysart** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey to the **Tennessee Optometric Association** (the "Grantee"), Grantee's heirs, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Being Lot No. 2 on the Plan of Berrywood, as of record in Book 1834, page 24, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Bransford Avenue, the common corner of Lots 1 and 2; thence with the margin of said Avenue, northwardly 55 feet to the beginnning of a curve; thence along said curve, northwesterly 39.3 feet to a point in the southerly margin of Larmon Avenue; thence with the margin of said Avenue westwardly 125 feet to the common corner of Lots 2 and 62; thence southwardly with the line between said lots, 80 feet to a corner of Lots 1 and 2, eastwardly 150 feet to the beginnng.

Being the same property conveyed to Howard Duncan Dysart (being the same person as Duncan Dysart) and wife, Kay Dysart by deed of record at Book 7706, page 709, and Register's Office for Davidson County, Tennessee and in Will Book 163, page 075, Probate Court for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated among the parties.

2. Restrictions of record at Book 3219, page 13, Register's Office for Davidson County, Tennessee.

3. All matters on the plan of Berrywood, as of record in Book 1834, page 24, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 6th day of August, 1998.

Notary Public
My Commission Expires: [illegible]

NOTARY PUBLIC
CHEATHAM COUNTY

98 AUG 12 PM 12:31

0474114

RECEIVED FOR REFERENCE

This is improved property known as 2727 Bransford Avenue, Nashville, TN.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 6th day of August, 1998.

Howard Duncan Dysart

Howard Duncan Dysart

Kay Dysart

Kay Dysart

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Howard Duncan Dysart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who ackowledged that he executed the instrument for the purposes therein contained.

Witness my hand and official seal at Kingston Springs, Tennessee, this 6th day of August, 1998.

Kevin T. Sam

Notary Public
My Commission Expires: 10-28-2002

STATE OF TENNESSEE)
COUNTY OF CHEATHM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kay Dysart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who ackowledged that she executed the instrument for the purposes therein contained.

Witness my hand and official seal at Kingston Springs, Tennessee, this 6th day of August, 1998.

Kevin T. Sam

Notary Public
My Commission Expires: 10-28-2002

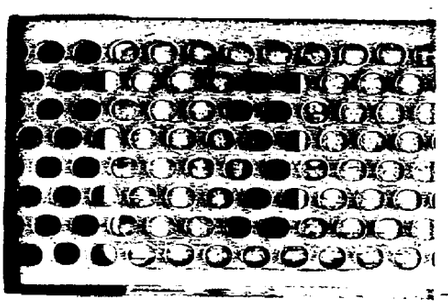
98 08/12 0101 03CHECK 510.5

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11063 PAGE 126

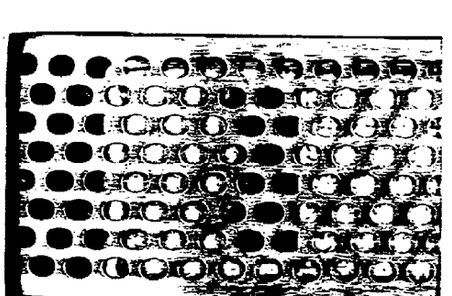
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.50
CHECK 510.50

08/12/98 01 12:32 0001 6059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04741 14 IDENTIF. & REFERENCE

98 AUG 12 PM 12:31

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1331607