WARRANTY DEED

BOOK 11150 PAGE 292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1998

Notary Public

MY COMMISSION EXPIRES: 4/23/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEAK RETURNS, LTD. (NAME)	SAME (NAME)	MAP 51
107 APACHE COURT (ADDRESS)	(ADDRESS)	PARCEL 171
HENDERSONVILLE, TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY C. WYNNS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEAK RETURNS, LTD.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Anerson and Ghee, dated May 18, 1946, as follows:
BEGINNING on the westerly margin of Briarville Road at the southeast corner of the property conveyed to Percy Love of record in Book 874, page 364, Register's Office for Davidson County, Tennessee; thence with said Love's southern boundary line, South 88 degrees 45 minutes West 313 feet; thence South 0 degrees 30 minutes East 209.5 feet; thence easterly 310 feet, more or less, to the westerly margin of Briarville Road; thence with the same, northerly 209.5 feet to the beginning, containing 1.47 acres, more or less.

INCLUDED in the above described property, but EXCLUDED THEREFROM is that tract conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 7988, page 181, said Register's Office, described as follows:
Land in the 11th Civil District of Davidson County, Tennessee, described as follows: RIGHT-OF-WAY: Beginning at a point on the southeast corner of Parcel 171 of Map 51 and lying approximately 25 feet west of the existing centerline of Briarville Road; thence N 82 deg. 22 min. 22 sec. W along property line for a distance of 5.0 feet to a point; thence N 6 deg. 57 min. 27 sec. E along proposed right-of-way line for a distance of 69.58 feet to a point; thence N 82 deg. 22 min. 22 sec. W for a distance of 12.0 feet to a point; thence N 6 deg. 57 min. 27 sec. E for a distance of 10.0 feet to a point; thence S 82 deg. 22 min. 22 sec. E for a distance of 12.0 feet to a point; thence N 6 deg. 57 min. 27 sec. E along proposed right-of-way line for a distance of 129.92 feet to a point; thence South 82 deg. 22 min. 22 sec. E for a distance of 5.0 feet to a point; thence S 6 deg. 57 min. 27 sec. W along

CONTINUED

unimproved (X)
This is improved ( ) property, known as BRIARVILLE ROAD, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 7th day of October, 19 98

LARRY C. WYNNS

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

LEGAL DESCRIPTION CONTINUATION

existing right-of-way line of Briarville Road for a distance of 209.5 feet to the point of beginning and containing therein an area of 1168 square feet, more or less.

Being the same property conveyed to Larry C. Wynns by deed of record in Book 9042, page 890, Register's Office for Davidson County, Tennessee.

This is unimproved property and is not the principal residence of the Grantor.

LARRY C. WYNNS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY C. WYNNS

the bargainor _____, with whom I am personally acquainted or proved to me on 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 GOODLETTSVILLE, Tennessee, this 7th day of October 1998.

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

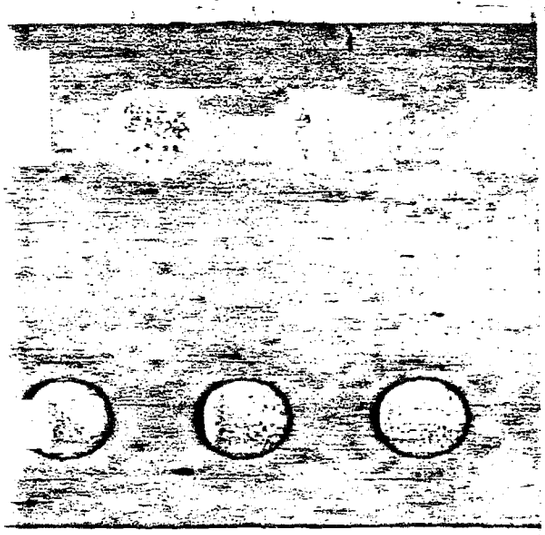
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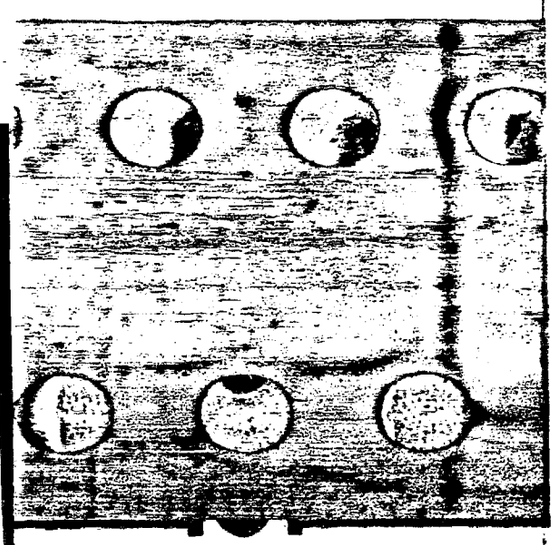
MAIL ENV.

98 OCT -9 AM 8:32
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0498058





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

RECEIVED OF _____

FOR _____

BOOK 11150 PAGE 295

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	
				150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	570.00
			CHECK	570.00
		10/09/98	01	08:34 0001 1596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498058
IDENTIF. & REFERENCE

98 OCT -9 AM 8:32

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356843