PICK-UP
IDENTIF. + REFERENCE
99FEB-3 PM12:15
DAVIDSON COUNTY, TN.
05454591

Prepared by:
Mary Paty Lynn Jetton
MANIER & HEROD
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

BOOK 11324 PAGE 828

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
L&P Partnership P.O. Box 266 3014 Brandau Road Hermitage, TN 37076-0266	L&P Partnership P.O. Box 266 3014 Brandau Road Hermitage, TN 37076-0266	Map 85 Parcel 24

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER
$65,000.

Sworn and subscribed to before me this 2nd day of February, 1999.

My Commission
Expires: 11/30/02

Notary Public

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand Dollars ($65,000) the receipt and sufficiency of which is hereby acknowledged, RUBEN H. FRANKLIN and wife, ANGIE L. FRANKLIN, CAROLYN D. FRANKLIN a single person, RUBEN FRANKLIN and wife, ANGIE FRANKLIN (collectively "Grantor"), has this date bargained and sold, and does hereby sell, transfer, and convey unto L & P PARTNERSHIP, a Tennessee general partnership ("Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ulmer Estates as of record in Plat Book 5200, page 553, in the Register's Office for said County.
>
> Said Lot NO. 1 begins at a point in the center line of Brandau Road (formerly in the N.C. & St. L. Railway right-of-way) and thence S. 59 degrees 27' 18" W. 229.45 feet to a point; thence 67 degrees 37' 21" W 612.30 feet to a point in the southeasterly margin of the right-of-way of the L & N Railway (formerly the T.C. Railway); thence with said right-of-way N. 31 degrees 12' 51" E. 201.61 feet to a point; thence S. 67 degrees 37' 21" E.671.59 feet to a monument in the northwesterly margin of the right-of-way of Brandau Road; thence S. 54 degrees 47' 31" E 24.94 feet to a monument; thence S. 43 degrees 31' 31" E.26.0 feet to the beginning and containing 3.06 acres, more or less.

#91254

BEING the same property conveyed to Ruben H. Franklin and wife, Angie L. Franklin, and Carolyn D. Franklin, with a life estate reserved in Ruben and Angie Franklin., by Deed of Record in Book 8307, page 107, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS IMPROVED PROPERTY located at 3002 Brandau Road, Hermitage, Tennessee.

The above property description is taken from the previous Deed of Record.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto Grantee and Grantee's heirs and assigns, in fee simple forever.

Grantor COVENANTS with Grantee that it is lawfully seized and possessed of the above described real estate, that is has good and lawful right to sell and convey the same and that except as disclosed herein, the same is unencumbered, and it binds itself and its successors, assigns, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. The above-described real estate is encumbered as follows: (i) 1999 taxes, a lien, which are not yet due and payable; (ii) all matters shown on Plat in Book 5200, Page 553, Register's Office of Davidson County, Tennessee; (iii) easement for ingress and egress of record in Book 5955, Page 11 and Book 8307, Page 107; and (iv) rights of the Railroad under a Charter Right-of-Way.

WITNESS my hand this 2nd day of February, 1999.

Ruben H Franklin
Ruben H. Franklin a/k/a Ruben Franklin

Angie L Franklin
Angie L. Franklin a/k/a Angie Franklin

Carolyn D. Franklin
Carolyn D. Franklin

1122 02/03 0101 03CHECK 255.50

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Ruben H. Franklin, of the State and County mentioned, personally appeared Ruben H. Franklin a/k/a Ruben Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Hermitage, Tennessee, this 2nd day of February, 1999.

Carole A. Scallorn
Notary Public

My Commission Expires:
11/30/02

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Angie L. Franklin, of the State and County mentioned, personally appeared Angie L. Franklin a/k/a Angie Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Hermitage Tennessee, this 2nd day of February, 1999.

Carole A. Scallorn
Notary Public

My Commission Expires:
11/30/02

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Carolyn D. Franklin, of the State and County mentioned, personally appeared Carolyn D. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Hermitage Tennessee, this 2nd day of February, 1999.

Carole A. Scallorn
Notary Public

My Commission Expires:
11/30/02

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11324 PAGE 831

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0544591

IDENTIF. # REFERENCE

99FEB-3 PM12:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	255.50
CHECK	255.50

02/03/99 01 12:13 0001 1122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420468