BOOK 11422 PG. 226

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valley Enterprises 319 Fesslers Lane P. O. Box 100347 Nashville, TN 37210-0347	SAME	Map: 106-9 Par: 24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

John L. Van Cleave
Affiant

SUBSCRIBED AND SWORN to before me this 26 day of March, 1999.

Notary Public
My Commission Expires: June 22-2000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY COBLE FOLLIN, an unmarried person, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto VALLEY ENTERPRISES, a Tennessee general partnership composed of Neely Coble, Jr. and G. William Coble, hereinafter "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit "A" hereto and the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantee.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Said improved property is known as 1130 Polk Avenue, Nashville, Tennessee 37210.

WITNESS my hand this 26 day of March, 1999.

Mary Coble Follin
MARY COBLE FOLLIN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Richard P Stapp, of the State and County aforesaid, personally appeared MARY COBLE FOLLIN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 26th day of March, 1999.

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 23, 2002

MY COMMISSION EXPIRES MARCH 23, 2002

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EXHIBIT "A"

TRACT NO. 1:

Being part of Lot No. 3 on the Plan of Louis Lewis Property, of record in Minute Book "s", page 288, County Court for Davidson County, and being a part of the H.E. Writesman Lot as shown on the Plan of L.P. Hagan, deceased, Lands, of record in Book 843, page 80, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, April 1, 1958, as follows: Beginning at a post at the northwest intersection of Kilvington Boulevard and the L & N Railroad right-of-way; thence along the fence with said right-of-way in a northeasterly direction 211 feet to a hub; thence westerly along a fence 202.6 feet to an iron pin; thence southerly 164.5 feet to an iron pin in the north margin of Kilvington Boulevard; thence easterly with said Boulevard 58.4 feet to the beginning.

TRACT NO. 2:

Being part of Lot No. 3 on the Plan of Louis Lewis Property, of record in Minute Book "S", page 288, County court for Davidson County, and being part of the south part of the H.E. Writesman Lot on the Plan of the L.P. Hagan, deceased, Lands, of record in Book 843, page 80, Register's Office for said County, and shown on an unrecorded copy of a survey thereof made April 1, 1958, by Hal R. Swann, Jr., Surveyor, as follows: Beginning at an iron pin in the north margin of Kilvington Boulevard, 58.4 feet (57.5 feet in deeds) west of a post in a fence line in the west right of way of the L & N Railroad; thence with the margin of Kilvington Boulevard, westerly 109.9 feet to a stone in a fence line; thence along said fence, north 136.4 feet to the south line of Polk Avenue, as now located; thence along the margin of the same, along a fence line, northeasterly around a slight curve, 196 feet to a point; thence easterly 15.6 feet to an iron pin; thence southerly 298.1 feet to the point of beginning.

TRACT NO. 3:

Being part of Lot H of the L.P. Hagan Lands, deceased, of record in Book 843, page 80, Register's Office for Davidson County, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated April 1, 1958, as follows: Beginning at a point in the northerly margin of Kilvington Boulevard at the common corner of Lot H and H.B. Writesman's lot 136.4 feet to an iron post in a southwesterly margin of Polk Avenue; thence with the margin of said Avenue in a southwesterly direction 150.5 feet, more or less, to a point; thence with a curve in a southwesterly direction with a radius of 20 feet, 49.15 feet to a point in the north margin of Kilvington Boulevard; thence easterly with said Boulevard, 97.5 feet to the beginning.

TRACT NO. 4:

Beginning at a stake on Coble's present Northeast corner in the North margin of the Seaboard Railroad right-of-way; thence with said railroad right-of-way North 47 deg. 30' East 50 feet to a corner; thence North 44 deg. 05' West, severing the lands of Averitt Properties, Inc., 143.83 feet to a corner; thence North 87 deg. 07' West 100.72 feet to a corner of Coble; thence with Coble South 07 deg. 07' West 124.81 feet to a corner; running thence South 84 deg. 10' East 180.19 feet to the point of beginning, containing 0.51 acres, more or less.

TRACTS NO. 1, 2 and 3 being part of the same property conveyed to Neely B. Coble, by deed from I.R. Schulman, Trustee, or record in Book 3964, page 285, Register's Office for Davidson County, Tennessee. TRACT NO. 4 being the same property conveyed to Neely B. Coble, Sr. by deed from Averitt Properties, Inc., of record in

Book 7389, page 106, Register's Office for Davidson County, Tennessee. The said Neely B. Coble, a/k/a Neely B. Coble, Sr., having since died testate, devising the above described property to Mary Coble Follin by Will of record in Will Book 210, page 483, Probate Court of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Real property taxes for the year 1999 and subsequent years, a lien but not yet due and payable.

2. All matters shown on the plan of record in Plat Book 843, page 80, Register's Office for Davidson County, Tennessee.

3. Subject to Easements granted in instruments of record in Book 3530, page 100, Book 4016, page 658, Book 372, page 391, Book 998, page 588, and Book 1298, page 623, all in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of unrecorded lease by and between Neely B. Coble, Sr. and Neely Coble Company, Inc., amended by Amendment to Lease Agreement, of record in Book 8306, page 608, Register's Office for Davidson County, Tennessee.

057131O

IDENTIFICATION/REFERENCE

99 APR -7 PM 3:53

CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

9293 04/07 0101 03CHECK 759.00

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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CAMT	
	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	759.00
CHECK	759.00

04/07/99 01 15:55 0001 9293

0571310

IDENTIFICATION REFERENCE

99 APR -7 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448310