THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

Instr:200003070022991 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:44:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1107.26

PICK-UP

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,260.00.

Wayne R Mosley
AFFIANT

KIRK C. WAITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of February, 2000

Kirk C. Waite
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward H. Boyd 12605 Old Hickory Blvd. Nashville, TN	Same	P/O 175-39

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **STAR INVESTMENTS, A GENERAL PARTNERSHIP** herein referred to as **Grantor** for and in consideration of the sum of **TWO HUNDRED NINETY NINE THOUSAND TWO HUNDRED SIXTY AND 00/100 (299,260.00) Dollars** to it paid by **EDWARD H. BOYD**, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs, successors, and assigns forever:

Land in Davidson County and being more particularly described as follows;

BEGINNING at an iron rod being a common corner with the CNF Properties, Inc. property as of record in Deed Book 10319, Page 614, R.O.D.C. and being on the southern right of way of Old Hickory Boulevard;

Thence with the CNF Properties, Inc. property line and generally following fence line, S 09 deg. 00' 28" W, 630.59 feet to an iron rod;

Thence S 20 deg 20' 04" W, 263.89 feet to an iron rod;

Thence N 77 deg 36' 48" W, 182.98 feet to an iron rod;

Thence N 82 deg. 00' 04" W, 417.85 feet to a point;

Thence leaving said property, N 09 deg. 59' 36" E, 596.19 feet to an iron rod and being a common corner with the Mosley property as of record in Deed Book 3817, Page 15, R.O.D.C.;

Thence with the Mosley property line and following a fence line, S 74 deg. 39' 53" E, 204.72 feet to an iron rod;

Thence N 10 deg. 14' 43" E, 217.71 feet to an iron rod and being a common corner with the Tennessee Telephone Company property as of record in Deed Book 9923, Page 327, R.O.D.C.;

Thence with the Tennessee Telephone Company property line and following a fence line, S 69 deg. 13' 59" E, 104.67 feet to an iron rod;

Thence N 10 deg. 00' 23" E, 184.76 feet to an iron rod and being on the southern right of way of Old Hickory Boulevard;

Thence with said right of way, S 69 deg. 10' 13" E, 335.26 feet to the POINT OF BEGINNING and containing therein 11.51+/- acres.

Included in this property exists a 20 foot Sanitary Sewer Easement that follows 10 feet either side of an 8 inch sanitary sewer line.

Being a portion of the property conveyed to Priest Lake Investments by Trustee's Deed from William Lamar Newport, Trustee for the Bankrupcy Estate of George W. Holder, Jr. of record in Book 9728, page 20, Register's Office for Davidson County, Tennessee, date executed 7-7-95, date filed 7-11-95. Conveyed to Star Investments, a General Partnership by Quitclaim Deed recorded simultaneously herewith.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record.

This is unimproved property, known as 12605 Old Hickory Blvd., Nashville, Tennessee, .

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, his heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor's successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our Hand and Seal this 29th day of February, 2000.

Star Investments, a general partnership

BY: Doyle R Monday
Doyle R. Monday, General Partner

BY: C. Gregory Smith Jr.
C. Gregory Smith, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Doyle R. Monday and C. Gregory Smith, Jr. with whom I am personally acquainted, and who acknowledged themselves to be partners in Star Investments, the within named bargainor, a partnership, and that Doyle R. Monday and C. Gregory Smith, Jr. as such partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and seal this 29th day of February, 2000.

Kirk C. White
Notary Public

My Commission Expires:

KIRK C. WHITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Exp. 1/27/2001