WARRANTY DEED

BOOK 4443 PAGE 178

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.
John Hancock Mutual Life Insurance Company 200 Berkeley Street Boston, Massachusetts	Reynold Bubis, Trustee Mount Hickory Apts. Premier Drive Nashville, Tennessee	102-4 Par.127 & 212

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, REYNOLD BUBIS, TRUSTEE, with full and absolute power to sell, transfer, encumber and otherwise convey without the joinder or disclosure of the beneficiaries of said Trust, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

TRACT NO.1: Land lying in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Mount Hickory Subdivision, as recorded in book 4175, page 47, Register's Office Davidson County, Tennessee, described as follows:

Beginning at a point lying on the southerly margin of Premier Drive, said point further described as being the northwest corner of Lot No. 738, as shown on the Plan of Charlotte Park, Section 12, recorded in book 2900, page 127, Register's Office Davidson County, Tennessee; thence leaving said southerly margin of Premier Drive and running along the westerly lot line of said lot No. 738 and the westerly property line of said Charlotte Park, Section 12, South 49° 30' 06" East a distance of 318.59 feet to a point, said point further described as being the southwest corner of Lot No. 741 as shown on said Plan of Charlotte Park, Section 12, and the northwest corner of Lot No. 742 as shown on the Plan of Charlotte Park, Section 22, recorded in book 3700, page 67, Register's Office Davidson County, Tennessee; thence running along the westerly lot line of said Lot No. 742 and the westerly property line of said Charlotte Park, Section 22, as follows, South 50° 49' 02" East a distance of 257.16 feet to a point; thence South 26° 51' 12" East a distance of 242.66 feet to a point; thence South 33° 38' 42" East a distance of 95.17 feet to a point, said point further described as lying on the westerly and/or rear lot line of Lot No. 835 as shown on said Plan of Charlotte Park, Section 22; thence leaving said westerly property line of said Charlotte Park,Section 22, and running South 54° 29' 18" West a distance of 90.0 feet to a

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Subscribed and sworn to before me, this the 3rd day of September, 1970

Affiant

My Commission Expires: My Commission Expires April 26, 1971

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

point; thence South 51° 27' 47" East a distance of 42.70 feet to a point, said point further described as being the northeasterly corner of a tract of land owned by Paul J. Bass, as recorded in book 519, page 59, Register's Office Davidson County, Tennessee; thence running along the northerly property line of the said Bass property South 48° 15' 29" West a distance of 735.55 feet to a point lying on the easterly property line of a tract of land owned by A. B. Pratt as recorded in book 1851, page 583, Register's Office Davidson County, Tennessee; thence running along the easterly property line of the said Pratt property North 50° 01' 08" West a distance of 598.77 feet to a point, said point further described as being the southwesterly corner of a tract of land owned by A. W. Terrell & Son, Inc., as recorded in book 3967, page 61, Register's Office Davidson County, Tennessee; thence running along the southerly property line of the said Terrell property North 44° 10' 28" East a distance of 458.10 feet to a point, said point further described as being the southeasterly corner of the said Terrell property; thence running along the easterly property line of the said Terrell tract North 47° 55' 49" West a distance of 416.66 feet to a point, said point further described as lying on the southerly margin of Premier Drive; thence leaving the easterly property line of the said Terrell property and running along the said southerly margin of Premier Drive as follows: North 44° 13' 40" East a distance of 86.16 feet to a point, said point further described as lying at the beginning of a curve having a radius of 269.94 feet; thence around said curve to the right a distance of 192.73 feet to a point, said point further described as lying at the beginning of a curve having a radius of 313.78 feet; thence around said curve to the left a distance of 228.41 feet to the point of tangency; thence North 43° 25' 49" East a distance of 2.58 feet to the point of beginning.

TRACT NO. 2: Land in the 8th Civil District of Davidson County, Tennessee, being a Reserved Parcel, as shown on the Plan of Mount Hickory Subdivision, as recorded in book 4175, page 47, Register's Office for said County, described as follows:

Beginning at a concrete monument at the intersection of the north margin of Premier Drive and the south margin of Interstate 40; thence North 44° 13' 40" East 378.98 feet to an existing monument; thence South 48° 33' 24" East 142.70 feet to a concrete monument in the northerly margin of Premier Drive; thence with a curve to the right along the northerly margin of Premier Drive 192 feet to a concrete monument; thence continuing along the northerly margin of Premier Drive with a curve to the left 228.43 feet to the point of beginning.

Said property was conveyed to Reynold Bubis, Trustee, by deed from Alvin W. Terrell & Son, Inc.,of record in book 3975, page 17, Register's Office for said County.

This conveyance is made subject to agreement and restrictive covenants of record in book 4380, page 794, Register's Office for Davidson County, Tennessee; owner's certificate, Tract No. 2 limited as to use as building site as shown on plat; lack of direct access to Interstate I-40 from Tract No. 2; of record in book 3069, page 613, Register's Office for said County, and ten-foot public utility and drainage easement, and 50-foot minimum building setback line from Premier Drive, as shown on plan of record in book 4175, page 47, Register's Office for Davidson County, Tennessee.

This is improved property, with the improvements being retained by the Grantor under lease, known as Premier Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, its successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by agreement and restrictive covenants, owner's certificate, limited use of building site, lack of direct access to Interstate I-40 from Tract No. 2, easement and minimum building setback line, as hereinabove set forth, and taxes for the year 1970, subject to which this conveyance is executed.

I further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to said real estate to said John Hancock Mutual Life Insurance Company, a Massachursetts corporation, its successors and assigns, against the lawful claims of all persons.

Witness my hand this 3rd day of Sept, 1970, at Nashville, Tennessee.

Reynold Bubis Trustee
REYNOLD BUBIS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sarah Bratting, a Notary Public in and for said County and State, Reynold Bubis, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of Sept., 1970.

Sarah Bratting
Notary Public

My Commission Expires April 26, 1971

8941 FILED FOR RECORD 41 PM '70 SEP 1 IDENTIFICATION REFERENCE WILSON COUNTY TENN DAVIDSON COUNTY TENN REGISTER

SEP-3 CONV ★ 300,000 00
SEP-3 S'TAX A★ 780.00
SEP-3 W'DEED A★ 4.50 ★ 785.00