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BOOK 4644 PAGE 662

IDENTIF. REFERENCE

OCT 10 9 45 AM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,025,000.00 .

Marshall Green
Affiant

Subscribed and sworn to before me, this 6th day of October, 1972.

Rachel N. Mc Dowell
Notary Public

My commission expires 2/3/74 .

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

Address new owners as follows:
COU, Inc.
c/o Dr. George E. Copple
1920 Church Street
Nashville, Tennessee

Send Tax Bills to:
COU, Inc.
c/o Dr. George E. Copple
1920 Church Street
Nashville, Tennessee

Map-Parcel Numbers
MAP 91-14
PAR. 109
m.p

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of Six Hundred Forty-Nine Thousand Five Hundred Eighty and 50/100 ($649,580.50) on a certain note which is secured by a deed of trust executed by Tashkent, Inc. to W. E. Buist, Jr., Trustee, of record in Book 3896, page 239, Register's Office for Davidson County, Tennessee, reference to said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees, We, GHR Realty Company, a joint venture, have bargained and sold, and by these presents do transfer and convey unto the said COU, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. I: Fee Simple Title: A tract of land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Charlotte Pike at the southwest corner of the property conveyed to Esso Standard Oil Company by deed from A. C. Oakley and wife, and T. H. Stump and wife, as

of record in Book 2445, page 537, Register's Office for said County; thence with the northerly margin of said Charlotte Pike, South 69 deg. 45 min. West 360 feet to a point in the center line of Richland Creek; thence with the center of said Creek, North 0 deg. 15 min. East 454 feet, North 3 deg. 00 min. East 58.9 feet, and North 24 deg. 30 min. East 93 feet to a point in the southern boundary line of the property conveyed to State of Tennessee, by deed from Casey Realty Co., Inc., as of record in Book 3429, page 597, said Register's Office; thence with said State of Tennessee's southern boundary line, North 73 deg. 40 min. East 60 feet, and North 74 deg. 39 min. East 485.88 feet to the westerly margin of Morrow Road, as widened; thence with said westerly margin, South 9 deg. 06 min. East 302.5 feet, more or less, to the northeast corner of the property conveyed to Gordon R. Womack and wife, by deed from Mrs. Amanda Givens, of record in Book 2138, page 415, said Register's Office; thence with said Womack's northern boundary line, westerly 210 feet, more or less, to a point in the eastern boundary line of the Esso Standard Oil Company's property; thence with said Company's eastern boundary line, North 9 deg. 06 min. West 242 feet from the northerly margin of Charlotte Pike, as widened; thence westerly on a line parallel to Charlotte Pike, 150 feet; thence South 9 deg. 06 min. East 242 feet to the beginning.

Tract No. II: Leasehold Interest: A tract of land in Metropolitan Nashville, Davidson County, Tennessee, described as follows:

Beginning on the west line of property conveyed to Esso Standard Oil Company, by deed from A. B. Oakley and wife, and T. H. Stump and wife, of record in Book 2445, page 537, Register's Office; at a point 85 feet north of the southwest corner of said property, said beginning point is also 85 feet north of the northerly margin of Charlotte Pike, as widened; thence with the west line of Esso Standard Oil Company's property, northwardly 157 feet to a point; thence eastwardly 150 feet to a point on the easterly margin of said property conveyed to Esso Standard Oil Company, by deed of record in Book 2445, page 537, Register's Office, which is 242 feet from the northerly margin of Charlotte Pike; thence with the east line of said property, southwardly 157 feet to a point; thence westwardly on a line parallel to Charlotte Pike, 150 feet to the point of beginning.

Tract No. III: Leasehold Interest: The premises located on the northwest corner of Charlotte Road and Morrow Road, Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being the property located at the northwest corner of Charlotte Avenue and Morrow Road, which fronts approximately 180 feet on the north

side of Charlotte Avenue and runs back approximately 184-1/2 feet along the west side of Morrow Road, and being all of the property owned at that location by Gordon R. Womack and wife, Aileen Womack.

Being the same property conveyed to GHR Realty Company, a joint venture, by deed from Tashkent, Inc., a Tennessee Corporation, of record in Book _____, page _____, said Register's Office.

This is improved property known as Richland Creek Center, Charlotte Pike, Nashville, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, setback lines of record, and taxes for the year 1972 which the grantees hereby assume.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said COU, Inc., its successors and assigns, forever.

And it does covenant with the said COU, Inc that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set out herein.

And it, GHR Realty Company, a joint venture, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said COU, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of September, 1972, at Nashville, Tennessee.

Herschel Greer
Herschel Greer
Co-Trustee and Individually

Harold Huggins
Harold Huggins
Co-Trustee Co-Trustee

George W. Holcomb
George W. Holcomb, Jr.

C. Bart Rollins
C. Bart Rollins

Douglas H. Riddell
Douglas H. Riddell

B. B. Cullett
B. B. Cullett

HAROLD HUGGINS INSURANCE AGENCY,
A Corporation

Attest:

Gwendolyn Puckett
Gwendolyn Puckett, Secretary

By Harold Huggins PRES
Harold Huggins, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Frances T. Skeen, a Notary Public in and for said State and County, the within named Herschel Greer, as Co-Trustee and Individually, the 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 5th day of October, 1972.

Frances T. Skeen
Notary Public

My commission expires: 2-14-73.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eleanor J. Jackson, a Notary Public in and for said State and County, the within named Harold Huggins as Co-Trustee, the 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 20th day of September, 1972.

Eleanor J. Jackson
Notary Public

My commission expires: 1/30/74.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachael H. McMeen, a Notary Public in and for said State and County, the within named George W. Holcomb, Jr., the 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 6th day of October, 1972.

Rachael H. McMeen
Notary Public

My commission expires: 2/3/74.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachael H. McMeen, a Notary Public in and for said State and County, the within named C. Bart Rollins, the 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 6th day of October, 1972.

Rachael H. McMeen
Notary Public

My commission expires: 2/3/74.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rachael H. McMeen, a Notary Public in and for said State and County, the within named Douglas H. Riddell, the 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 6th day of October, 1972.

Rachael H. McMeen
Notary Public

My commission expires: 2/3/74.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Eleanor J.Jackson, a Notary Public in and for said State and County, the within named B. B. Gullett, the 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 25th day of September, 1972.

Eleanor J. Jackson
Notary Public

My commission expires: 1/30/74.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Eleanor J. Jackson, a Notary Public within and for said State and County, personally appeared Harold Huggins and Gwendolyn Puckett, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be the President and Secretary respectively of Harold Huggins Insurance Agency, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Harold Huggins as such President, and attesting the same by the said Gwendolyn Puckett as such Secretary.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 20th day of September, 1972.

Eleanor J. Jackson
Notary Public

My commission expires 1/30/74.

OCT 10 72 CONV * 00 1,025,000.00
OCT 10 72 S'TAX A* 2,665.00
OCT 10 72 PB'FEE A* .50
OCT 10 72 W'DEED A* 12.00 * 2,677.50