BOOK 4878 PAGE 667

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S & M-I 407 Office Building	Same	42-16-94
(NAME)	(NAME)	
5303 Lancelot Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, and the agreement by the Grantee to assume a certain indebtedness in the original amount of $135,000.00, on said property as evidenced by a certain Deed of Trust of record in Book 4842, Page 54, Register's Office for Davidson County, Tennessee.

We, Homer E Chance and wife Margaret I. Chance, and Randy E. Change and wife Ava B. Chance

have this day bargained and sold, and do hereby transfer and convey unto the said S & M-I 407 Office Building, a Tennessee Limited Partnership its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 33 on the plan of Douglas-Levine Subdivision, of record in Plat Book 547, page 44, Register's Office for said County.

Beginning at a point on the north margin of Woodruff Street at the Southwest corner of the property conveyed to Firestone Tire and Rubber Company of record in Book 3315, page 413, said Register's Office, thence along the north margin of Woodruff Street N 75 degrees 45minutes W 151.6 feet to a common corner of ltos 33 and 40 of said Douglas-Levine Subdivision; thence along the common line of said lots 33 and 40 N 10 degrees 04 minutes E 100 feet thence along the common line of lots 33 and 34 of said Subdivision, S 75 degrees 45 minutes E 151.6 feet to the northwest corner of the property conveyed to Firestone Company as above mentioned; thence S 14 degrees 04 minutes W 100 feet to the point of beginning.

Being part of the property conveyed to Homer E. Chance and Randy E. Chance by deed from Leland T. Davis, of record in Book 4821, page 892, Register's Office for Davidson County, Tennessee.

The said Margaret I. Chance Ava B. Chance have joined in the execution of this instrument for the purpose of conveying any marital interest they might have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $164,500.00

Subscribed and sworn to before me, this the 31 day of DEC - 1974

Affiant Homer E. Chance

My commission expires: My Commission Expires August 9, 1975 Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 200 Woodruff Street, Madison, Tennessee (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Homer C. Chance and wife Margaret I. Chance and Randy E. Chance and wife Ava B. Chance (successors), heirs and assigns forever. We covenant that we are 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 for sewer easement of record in book 4144, page 680, RODC, Tenn. & Deed of Trust of record in Book 4842,page54,RODC,Tenn We further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to said real estate to said S & M-I 407 Office Building, a Tennessee Limited Partnership (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 31st day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Homer E. Chance
HOMER E. CHANCE

Randy E. Chance
RANDY E. CHANCE

Margaret I. Chance
MARGARET I. CHANCE

Ava B. Chance
AVA B. CHANCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Lester, a Notary Public in and for said County and State, Homer C. Chance and wife Margaret I. Chance and Randy E. Chance and wife Ava B. Chance

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 74

Evelyn Lester
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Commission expires NO COMMISSION EXPIRES NOVEMBER 2, 1977
11-2-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

DEC 31 74	CONV	90,000.00			
DEC 31 74	CONV	74,562.50			
DEC 31 74	S'TAX		A*	427.96	
DEC 31 74	PR'FEE		A*	.50	
DEC 31 74	W'DEED		A*	4.00	* 432.46

WARRANTY DEED

FROM

TO

C 83065

IDENTIF. REFERENCE

DEC 31 4 06 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238