STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,683.73

Michael A Borchert
Affiant

SUBSCRIBED TO AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1977.

BOOK 5120 PAGE 666

Paula J. Pierce
Notary Public

MY COMMISSION EXPIRES: 2/23/80

PAULA F. PIERCE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED

From Information Furnished by Grantor By Farris, Evans & Warfield, 18th Floor, Third National Bank Building, Nashville, Tennessee 37219.

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Galbreath, et al 727 Summerly Drive Nashville, TN 37209	Same	65-13-9

FOR and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael A. Borchert, individually and d/b/a Borchert Investment Properties, ~~and wife,~~ have bargained and sold, and by these presents do transfer and convey unto Charles Galbreath and Floris H. Tompkins, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at the intersection of the center lines of the Lebanon and Nashville Road, known as the Alvin York Highway, and Tulip Grove Road; thence north 71-1/2° east, with the center of said Lebanon and Nashville Road, 499.78 feet tc a stake; thence south 3/4° east 250 feet to a stake; thence south 71-1/2° west 219.78 feet to an elm, the southeast corner of a tract of land conveyed to Harry Garrett and wife by deed from W. J. Wilson and wife, of record in Book 675, page 540, Register's Office for said County, being part of the tract hereby described; thence westerly, with the southern boundary line of said tract 288 feet to the center of said Tulip Grove Road; thence north 5° east, with the center of said Tulip Grove Road, 145 feet, more or less, to the beginning, containing 2-1/4 acres, more or less.

Being the same property conveyed to Michael A. Borchert d/b/a Borchert Investment Properties by deed from Charles H. Smith and wife, Loveda Smith, as of record in Book 4834, page 96, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following two deeds of trust to secure the payment of two notes which are assumed by Charles Galbreath and Floris H. Tompkins: (1) Deed of Trust executed by C. H. Smith et ux to Robert L. Bass, Trustee, to secure the payment of a promissory note dated January 2, 1973, in the original principal amount of $161,700.00, which deed of trust is of record in Book 4670, page 386, Register's Office of Davidson County, Tennessee; and (2) Deed of Trust executed by Michael A. Borchert, d/b/a Borchert Investment Properties, to Guy Yelton, Trustee, to secure the payment of a promissory note dated July 8, 1974, in the original principal amount of $198,843.64 which deed of trust is of record in Book 4834, page 102, Register's Office of Davidson County, Tennessee.

This conveyance is also subject to the following leases:

(1) Lease dated November 11, 1976 with Larry Priest, Lessee, of record in Book 5092, page 330, Register's Office of Davidson County, Tennessee.

(2) Lease dated October 11, 1976 with William Hayes, Lessee, of record in Book 5092, page 323, Register's Office of Davidson County, Tennessee.

(3) Lease dated March 5, 1973 with Ronald E. and Carol E. Pennington, unrecorded.

(4) Lease dated January 24, 1973 with Warren D. Hickman, unrecorded.

(5) Lease dated October 29, 1976 with Earl Wayne Flynn, et al, unrecorded.

(6) Lease dated September 15, 1976 with Bill C. Johnson, et al, unrecorded.

(7) Gasoline Sales Station Agreement between E-Z Serve, Inc. and Borchert Enterprises, Inc., d/b/a Meadowbrook Market - undated.

> Grantees shall receive only future payments due under said leases, commencing as of 3/1/77.

This conveyance is also subject to any other limitations, encumbrances, and restrictions of record.

This is improved property known as: LEBANON ROAD, HERMITAGE, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Galbreath and Floris H. Tompkins, their heirs and assigns, forever; and we do covenant with the said Charles Galbreath and Floris H. Tompkins that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Galbreath and Floris H. Tompkins, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2nd day of MARCH, 1977.

MICHAEL A. BORCHERT, individually and
d/b/a Borchert Investment Properties

MAR-37 CONV * @ 376,683.73
MAR-37 S'TAX B* 979.42
MAR-37 PR'FEE B* .50
MAR-37 W'DEED B* 4.00 * 983.92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Paula F. Pierce, a Notary Public in and for said County and State, the within named Michael A. Borchert, individually, and d/b/a Borchert Investment Properties, ~~and wife~~, _____, the bargainors, 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 2nd day of March, 1977.

Paula F. Pierce
Notary Public

PAULA F. PIERCE NOTARY PUBLIC DAVIDSON

My Commission Expires: 2/25/80

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TOMPKINS REFERENCE

MAR 3 1 28 PM '77

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