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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Robert Stephens Tatum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 19 78.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: March 8, 1980

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS AT LAW
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hillsboro Investments, a partnership (NAME) | same (NAME) | BM1020/BM1945 |
| 2400 Crestmoor Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 116-7 |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 57 & 62 |

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, Floy B. Hutchison, Robert Stephens Tatum and Robert Stephens Tatum, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hillsboro Investments, a partnership composed of Bruce Davis and Ed Childers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of the Resubdivision of the Northerly 50 feet of Lots 33 and 34 and the Southerly 100 feet of Lots 35 and 36 on the plan of Royal Oaks, of record in Book 421, page 102, Register's Office for said County, the plan of said Resubdivision being of record in Book 5200, page 69, said Register's Office.

SAID Lot No. 2 fronts 80.00 feet on the easterly margin of Lynwood Boulevard and extends back between parallel lines 399.78 feet to the westerly margin of Dupont Avenue (unimproved).

BEING part of the property conveyed to Dorothy H. Tatum by deed from Floy B. Hutchison, of record in Book 4773, page 559, said Register's Office. The said Dorothy H. Tatum died on or about May 29, 1975, intestate and survived by her husband, Robert Stephens Tatum, the only person born to or adopted by the said Dorothy H. Tatum being Robert Stephens Tatum, Jr. By quitclaim deed of record in Book 4953, page 863, said Register's Office, the said Robert Stephens Tatum and Robert Stephens Tatum, Jr., conveyed a life estate in said property to Floy B. Hutchison.

Together with an easement for driveway and "wood overhang" appurtenant to said Lot No. 2 over so much of Lot No.1 on the said plan of said Resubdivision as is affected thereby as shown on the said plan of said Resubdivision and over so much of said Lot No. 1 as is reasonably necessary to effect the repairs and/or demolishion to which reference is hereinafter made, the Grantors herein having acquired title to said Lot No. 1 in the same manner as they acquired title to said Lot No. 2, which manner is hereinbefore set forth. The Grantee herein, its successors and assigns, shall have the right to make minor repairs to the driveway and "wood overhang", but when more than minor repairs shall become necessary for the property maintenance of the driveway and "wood overhang, Grantee, for itsself, its successors and assigns, covenants that it will cause the driveway and "wood overhang" to be demolished and agrees that the easement herein granted shall cease and be of no further force or effect.*

Unimproved
This is improved (X) property, known as 216 Lynnwood Boulevard, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of July, 19 78

Floy B. Hutchison
Floy B. Hutchison

Robert Stephens Tatum
Robert Stephens Tatum

Robert Stephens Tatum, Jr.
Robert Stephens Tatum, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floy B. Hutchison, Robert Stephens Tatum, and Robert Stephens Tatum, Jr.

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 25th day of July 19 78

Commission expires March 8, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Floy B. Hutchison, Robert Stephens Tatum, and Robert Stephens Tatum, Jr.

TO Hillsboro Investments, a partnership

E 78978

IDENTIF. REFERENCE

JUL 26 2 25 PM '78

FELIX Z. WILSON II REGISTER
Davidson County, Tenn.

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

* In addition to the easements hereinbefore granted, there is also granted to Grantee, its successors and assigns, the right, also appurtenant to said Lot No. 2, to erect and maintain a fence on said Lot No. 1 extending along the northerly part of said "wood overhand" and the northerly margin of said driveway to the line between said Lots Nos. 1 and 2, this right to be of the same duration as the easements hereinbefore granted.

| | | | | | |
|---|---|---|---|---|---|
| JUL 26 78 | CONV | 75,000.00 | | | |
| JUL 26 78 | S'TAX | | B* | 195.00 | |
| JUL 26 78 | PR'FEE | | B* | .50 | |
| JUL 26 78 | W'DEED | | B* | 4.00 | * 199.50 |