Prepared by Stanley Chernay - Third Avenue North - Nashville

From: V. P. VENTURES CORPORATION

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To: JAMES L. AND JO ANN HARPER

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| James L. Harper<br>15-Third National Bank Bldg.<br>Nashville, Tennessee 37219 | Same | 75-10-195 |

(For Register's Use)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,500.00

James L. Harper
Affiant

Subscribed and sworn to before me, this the 6th day of February, 1979.

Notary Public

My Commission Expires: 11-24-80

FOR AND IN CONSIDERATION of the sum of TEN and no/100th DOLLARS ($10.00) cash in hand paid by James L. and Jo Ann Harper, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Home Beneficial Life Insurance Company, a Virginia Corporation, on a promissory note secured by a Deed of Trust to L. W. Richardson and J. M. Wiltshire, Jr., Trustees, of record in Book 4853, page 669, said Register's Office, the V. P. VENTURES CORPORATION, has bargained and sold, and by these presents does transfer and convey unto the said James L. and Jo Ann Harper, 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. C-10 on the Plan of Hermitage Estates, Parcel "B", as of record in Book 3842, page 135, said Register's Office.

Said Lot No. C-10 fronts 100.0 feet on the southeasterly margin of Lebanon Road and extends back 199.55 feet on the northeasterly line and 199.64 feet on the southwesterly line, to a line in the rear, on which it measures 100.0 feet thereon.

Being the same property conveyed to V. P. Ventures Corporation by deed from L. R. H. E., Inc., as of record in Book 4782, page 650, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4215 (House Number)

| Lebanon Road | | Nashville | 37214 |
|---|---|---|---|
| (Street) | P. O. Address: | (City or Town) | (Zip Code) |

1644 02/06 154.00- CHECK

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. and Jo Ann Harper, their heirs and assigns, forever.

And it does covenant with the said James L. and Jo Ann Harper, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same in unencumbered.

And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said James L. and Jo Ann Harper, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS its hand this 2 day of Feb. 1979, 1979.

RUSH

V. P. VENTURES CORPORATION

By: Victor E Anderson Jr

IDENTIF. REFERENCE
FEB 3 48 PM '79
FRANK A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. I. 3 0. 8. 2.

STATE OF CALIFORNIA )
) ss
COUNTY OF ORANGE )

On this 2nd day of February, in the year 1979 before me, Carol G. Conrad, a Notary Public of said State, duly commissioned and sworn, personally appeared Victor E Anderson Jr known to me to be the President- of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carol G. Conrad
Notary Public in and for said State

CAROLE G. CONRAD NOTARY PUBLIC CALIFORNIA ORANGE COUNTY

OFFICIAL SEAL
CAROL G. CONRAD
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires April 14, 1981