Prepared by: Thomas C. Scott
26th Floor, 1st American Ctr.
Nashville, TN 37238

6031 05/15 693.30- CHECK

# WARRANTY DEED

BOOK 5638 PAGE 58

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert D Fulcher, Trustee | SAME | 118-16 |
| (NAME) | (NAME) | |
| 1106 United American Bldg. | | #47,48,49 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN 37219 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN and NO/100 ($10.00) *Dollars,*
and other good and valuable consideration, paid by ROBERT D. FULCHER, TRUSTEE, receipt of said consideration being hereby acknowledged,

J. M. PROPERTY, INC., a Tennessee corporation has
*have this day bargained and sold, and do hereby transfer and convey unto the said* ROBERT D. FULCHER, TRUSTEE
with full power to transfer, convey, encumber or otherwise deal with the herein conveyed property without joinder of any beneficiary,
his heirs and assigns, certain real estate lying in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lots Number 98, 99 and 100 on the Plan of Sidco, Section III of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot Numbers 98, 99 and 100 adjoin and front together 100 feet each on the easterly side of Foster Creighton Drive and run back between parallel lines 180 feet to a dead line in the rear.

Being the same real property conveyed to J. M. Property, Inc. by deed from Ervin M. Entrekin, Trustee of record in Book 5638, Page 34 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1980 which have been prorated and are assumed by the Grantee.

2. Deed of trust executed by Ervin M. Entrekin, Trustee, to Robert L. Grimes, Jr., Trustee, of record in Book 5205, Page 688, said Register's Office, to secure to J. T. Howell, Jr., Trustee, the payment of one note dated December 1, 1970, in the original amount of $160,000.00 payable as specified therein.

3. Deed of Trust executed by J. M. Property, Inc. to Thomas C. Scott, Trustee of record in Book 5638, Page 38, said Register's Office to secure the payment to Ervin M. Entrekin, Trustee, the payment of a note dated August 13, 1980 in the amount of $295,000.00 and payable as therein specified.

4. Conditional Assignment of Leases from J. M. Property, Inc. to Ervin M. Entrekin, Trustee of record in Book 5638, Page 53 said Register's Office.

5. Restrictions of record in Book 2708, Page 87, as amended in Book 2741, Page 553, in Book 3029, Page 174, in Book 3221, Page 12, in Book 3789, Page 843, and in Book 4233, Page 714, said Register's Office.

6. The Plan of record in Book 2663, Page 41, said Register's Office, shows an Owner's certificate, a 30-foot setback line from Foster Creighton Drive, a 10-foot easement along the rear lines for public utility purposes, and a 10-foot easement for drainage purposes along the northerly line of Lot No. 100.

7. Easement for the use of sewage facilities of record in Book 2707, Page 619, in Book 2499, Page 86, and in Book 2293, Page 573, said Register's Office, and the conveyance of existing sewage facilities and equipment to the City of Nashville of record in Book 3434, Page 174, said Register's Office, and in Book 4423, Page 268, said Register's Office.

8. The exception and reservation in favor of the United States of America and to all fissionable materials as set out in the deed from United States of America to Dewitt Carter, Trustee, of record in Book 2152, Page 347, said Register's Office.

9. Grantee hereby assumes all covenants and obligations of Grantor under the above deed of trust held by Ervin M. Entrekin, Trustee, the Note secured thereby, and the Conditional Assignment of Lease. Grantee's assumption shall not be construed to create personal liability for payment of the Note secured by the deed of trust.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 265,000.00

Subscribed and sworn to before me, this the 13th day of August 19 80

Affiant

My commission expires: 1-18-82 (Affix Seal)

Notary Public

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 as described above.

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 13th *day of* August, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. M. PROPERTY, INC.

BY: .....

.....

.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5638 PAGE 60

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

---

STATE OF.....
COUNTY OF.....

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

.....

.....

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

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

....., Notary Public.

Commission Expires.....

RUSH
FELIX Z. HUDSON
DAVIDSON COUNTY, TENN.
REGISTER
Aug 15 3 36 PM '80
IDENTITY REFERENCE

60 27 37

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of August, 19 80.

Patty J. Welch
Notary Public

Commission Expires January 18, 1982.

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5638 PAGE 61

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 265000.00- | CO |
| | | | 669.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | | CHECK 698.50- |
| 6031 | A08/15/80 | | | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 7 3 7

T

IDENTIF. REFERENCE

AUG 15 3 36 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 774096