Tax Box 37

This instrument prepared by:
Joseph W. Gibbs, Attorney
21st Floor, First American Center
Nashville, Tennessee 37238

Address New Owner and
Send Tax Bills To:

Hart-Freeland-Roberts, Inc.
2140 Belcourt Avenue
Nashville, Tennessee 37212

Map 104-7
Parcels 494 and 503

WARRANTY DEED

BOOK 5698 PAGE 877

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the assumption by the Grantee of the unpaid balance of an indebtedness in the original principal amount of Two Hundred Forty-Seven Thousand ($247,000.00) Dollars secured by a certain Deed of Trust executed by the Grantor to Barrett B. Sutton, Trustee, of record in Book 5446, page 64, Register's Office for Davidson County, Tennessee, H-F-R Company, a partnership composed of Elbridge B. White, Edmund K. Armistead, James E. Bennett, Thomas E. Pate, Lytle Brown, III, William J. Stockard and William J. Tenison, Jr. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto the said Hart-Freeland-Roberts, Inc., a Tennessee corporation (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property known as 2140 Belcourt Avenue and 2129 Blakemore Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, that it has a good right to convey it, and that the same is unencumbered, except as set forth in Exhibit "A" hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 9TH day of January, 1981.

H-F-R COMPANY, A PARTNERSHIP

BY: _____
ELBRIDGE B. WHITE, Partner

BY: _____
EDMUND K. ARMISTEAD, Partner

BY: _____
JAMES E. BENNETT, Partner

BY: _____
THOMAS E. PATE, Partner

BY: _____
LYTLE BROWN, III, Partner

BY: _____
WILLIAM J. STOCKARD, Partner

BY: _____
WILLIAM J. TENISON, JR., Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Helen S. Lee, a Notary Public of the State and County aforesaid, personally appeared Elbridge B. White, Edmund K. Armistead, James E. Bennett, Thomas E. Pate, Lytle Brown, III, William J. Stockard and William J. Tenison, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all the partners of H-F-R Company, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of January, 1981.

NOTARY PUBLIC - HELEN S. LEE - DAVIDSON COUNTY, TENN.

Helen S. Lee
NOTARY PUBLIC

My Commission Expires: 1-22-84

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of value, whichever is greater, for this transfer is Five Hundred Twenty-Five Thousand ($525,000.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 5th day of January, 1981.

NOTARY PUBLIC

My Commission Expires: 1-22-84

EXHIBIT A



Tract No. 1:

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot Number 2 on the plan of the Resubdivision of Lots 13, 14 and 15 of the E. C. Scrugg's Subdivision of Burch Orchard, of record in Book 4675, Page 47 of the Register's Office for Davidson County, Tennessee, which property is more particularly described according to a survey by Thomas E. Pate, dated December 16, 1980, as follows:

Beginning at a point in the northerly right-of-way line of Belcourt Avenue, which point is 320.00 feet more or less from the intersection of said northerly right-of-way line of Belcourt Avenue and the easterly right-of-way line of 24th Avenue South; thence, leaving said northerly right-of-way line of Belcourt Avenue, North 04° 27' East 142.50 feet to a point on the southerly line of an alley; thence, along said southerly line of an alley, South 85° 20' East 184.00 feet to a point in the westerly line of another alley; thence, along said westerly line of an alley, South 04° 27' West 142.50 feet to a monument in the northerly right-of-way line of Belcourt Avenue; thence, along said northerly right-of-way line of Belcourt Avenue, North 85° 20' West 184.00 feet to the point of beginning, containing .602 acres more or less.

Being part of the same property conveyed to H-F-R Company, a partnership, by deed from St. Thomas Hospital of record in Book 4756, Page 353, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 4780, Page 78, said Register's Office.

Tract No. 2:

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of the Burch Orchard Tract of land, as of record in Book 57, Page 114, Register's Office for Davidson County, Tennessee, which property is more particularly described according to a survey by Thomas E. Pate, dated December 16, 1980, as follows:

Beginning at a point in the southerly right-of-way line of Blakemore Avenue at the southwest corner of the intersection of said Blakemore Avenue and a 10-foot alley, said point being 730 1/2 feet, more or less, westerly from the intersection of said southerly right-of-way line of Blakemore Avenue and the westerly margin of Hillsboro Road; thence, along said southerly right-of-way line of Blakemore Avenue, North 85° 40' 41" West 40.00 feet to a point; thence, leaving said southerly right-of-way line of Blakemore Avenue, South 3° 52' 18" West 137.83 feet to a point on the northerly line of an alley; thence, along the northerly line of said alley, South 85° 20' 00" East 40.00 feet to a point on the westerly line of said first mentioned 10-foot alley; thence, along the westerly line of said first mentioned alley, North 3° 54' 25" East 138.07 feet to the point of beginning, containing 0.127 acres, more or less.

Being part of the same property conveyed to H-F-R Company, a partnership, by deed from St. Thomas Hospital of record in Book 4756, Page 353, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 4780, Page 78, said Register's Office.

SUBJECT TO:

1. 1981 real property taxes;

2. Deed of Trust executed by H-F-R Company, a partnership, to Barrett B. Sutton, Trustee, of record in Book 5446, Page 64, Register's Office for Davidson County, Tennessee (as to Tract No. 1 only); and

3. Any restrictive covenants, easements, or setback lines which may be applicable to said property and all other matters of record.

G 2.4.8 4 5

IDENTIF. REFERENCE

JAN 9 3 09 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

4182 01/09 1380.50- CHECK

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5698 PAGE 882

FOR

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 525000.00- | CO |
| | | | 1365.00 | CO TX |
| | | | .50 | PRFEE |
| | | | 15.00 | WDEED |
| | | | CHECK | 1380.50- |
| 4182A01/09/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G24845

IDENTIF. REFERENCE

JAN 9 3 09 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

**No.** 801301