WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fessler's Park Joint Venture (NAME)	SAME (NAME)	94-9;65
P.O. Box 100347 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BOOK 5739 PAGE 16

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, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fessler's Park Joint Venture, a Tennessee joint venture composed of Karin Dale Coble, Jr., Neely Coble, III, Leslie Davis Coble, Mary C. Coble and Elizabeth B. Coble 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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. Easement granted Tennessee Electric Power Company of record in Book 1072, page 62, Register's Office for Davidson County, Tennessee.

3. TVA easement of record in Book 1153, page 385, Register's Office for Davidson County, Tennessee.

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

04/29 74.50- CHECK

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, successors, assigns 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 its hand this 28th day of April, 19 81

ATTEST: COMMERCE UNION BANK

By: By: R. Booth Chapman SVP

2941

BOOK 5739 PAGE 17

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__.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Booth Chapman and Al Babich, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Senior Vice President and Assistant Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Senior Vice President and Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. Booth Chapman as such Senior Vice President, and attesting the same by the said Al Babich as such Assistant Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 28 day of April, 1981

My Commission Expires: 10-18-81

Judy C. Fisher

Notary Public

WARRANTY DEED

FROM

Commerce Union Bank, a

Tennessee banking corpor

TO

Fessler's Park Joint Ven
a Tennessee joint ventur
composed of Karin Dale C
Jr., Neely Coble, III, L
Davis Coble, Mary C. Cob
Elizabeth B. Coble

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 25,000.00

Neely Coble III

Subscribed and sworn to before me this 28 day of April, 1981

My Commission Expires: 10/15/83

Leanne Rowden

Notary Public

EXHIBIT A BOOK 5739 PAGE 18

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Hermitage Gardens, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of the Lebanon turnpike which point is eastwardly of and 89.5 feet from the intersection of the south margin of said Lebanon turnpike with the right of way line of the Tennessee Central Railroad; thence from said point with the south margin of the Lebanon turnpike, north 75-1/4 deg. east 105.0 feet to the northeast corner of Lot No. 4; thence at right angles and with the east boundary of Lot No. 4, south 14-3/4 deg. east 187 feet to a stake; thence at right angles south 75-1/4 deg. west 105.0 feet to a point; thence at right angles north 14-3/4 deg. west 187 feet to the point of beginning, containing 19,635 square feet, more or less.

There is included in the above described land, but expressly excluded from this conveyance, an easement over a certain tract or parcel of land conveyed by the Tennessee Central Railway Company to the Davidson County Highway Commission, as follows:

A strip of land from Station 1 + 45 to Station 2 + 50 on the plan of reconstruction of the Lebanon Pike, Project 80-A, 10 feet wide, extending 35 feet on the right of the center line of the newly constructed road as now located.

A permanent easement for right of way with perpetual right of ingress and egress over and upon any and all portions of the tract of land more particularly described as:

Beginning at a stake in the south margin of the Lebanon turnpike at its intersection with the right of way line of the Tennessee Central Railway; thence with the south margin of the Lebanon turnpike north 75-1/4 deg. east 89.5 feet; thence at the right angles and with the west boundary of the lot conveyed to the Peoples Oil Company by the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, South 14-3/4 deg. east 75.0 feet; thence in a westerly direction along a straight line a distance of 106 feet, more or less, to said right of way line of the Tennessee Central Railway and with same on 9 deg. curve to the left northerly 50 feet to the point of beginning.

There is included in the above described land, but expressly excluded from this conveyance, an easement over a certain tract or parcel of land conveyed by the Tennessee Central Railway Company to the Davidson County Highway Commission, as follows:

A strip of land from Station 0 + 55.5 to Station 1 + 45 on the plan of reconstruction of the Lebanon Pike, Project 80-A, 10 feet wide, extending 35 feet on the right of the center line of the newly constructed road as now located.

Being the same property conveyed to Commerce Union Bank, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 5679, page 499, Register's Office for Davidson County, Tennessee.

G 3 9 6 1 0

IDENTIF. REFERENCE

APR 29 2 55 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5739 PAGE 19

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CO	
			65.00 CO TX	
			.50 PRFEE	
			9.00 WDELD	
			CHECK	74.50-
29	1A	04/29/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

639610

IDENTIF. REFERENCE

APR 29 2 55 PM '81

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 819336