BOOK 5743 PAGE 260

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1981.

Notary Public

MY COMMISSION EXPIRES 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS, & SPICER, Attorneys
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Melrose Investments, II<br>c/o The Centennial Management Group, Inc. - Manager<br>2002 Richard Jones Road<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tennessee 37215<br>(CITY) (STATE) (ZIP) | First Federal Savings & Loan Assn.<br>(NAME)<br>Union at Fourth Avenue, North<br>(STREET ADDRESS)<br>Nashville, Tennessee 37219<br>(CITY) (STATE) (ZIP) | 16W 5590<br>Map 105-2<br>Par 507 |

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, MELROSE INVESTMENT COMPANY, a partnership comprised of James B. Nolen, Ernest D. Taylor, C. Oakley Christian, Winston Hickman and Dorsey C. Crockett, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELROSE INVESTMENTS, II, a Joint Venture, composed of Valerie A. Childers, Edward J. Childers, Jr., John W. Barton, Jr., and Betty Braswell Wall

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. 3, Part B, Resubdivision of Part of Lot No. 1, Section Seventy, Edgehill Estates, of record in Book 5060, page 52 and corrected in book 5343, page 215, both in said Register's Office and described as follows:

SAID Lot No. 3 fronts 132.56 feet on the easterly margin of 8th Avenue, South and extends back 151.52 feet on the broken northerly line, a portion of said broken northerly line being the southerly margin of Reid Avenue; thence, in a southerly direction, 162.15 feet to the northerly margin of a 20 foot alley; thence in a westerly direction 140.13 feet to the beginning of a curve to the right having a radius of 20.00 feet a length of 28.14 feet to the point of beginning.

No warranties of title are made as to the southerly 10 feet of said lot acquired through the closing of Olympic St., Council Bills Nos. 72-383 and 69-1006; Metropolitan Government of Davidson County, Tennessee.

BEING the same property conveyed to Melrose Investment Company, a partnership comprised of James B. Nolen, Ernest D. Taylor, C. Oakley Christian and Winston Hickman and Dorsey C. Crockett, Jr., by deed from Metropolitan Development and Housing Agency, of record in Book 5348, page 589, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings & Loan Association of Nashville, of record in Book [illegible], page [illegible], a Financing Statement of record in Book [illegible], page [illegible], and an Assignment of record in Book [illegible], page [illegible], all in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby assigned to the said Grantees.

*This property is unimproved ( ) This is improved (X) property, known as 1016 8th Avenue South, Nashville, Tennessee 37203 (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 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 unincumbered, unless otherwise herein set out. And we covenant and bind ourselves, our heirs and representatives to warrant and forever defend the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever, other than those claiming under the above mentioned and foregoing instruments. It is agreed that each and all of the covenants hereinabove contained shall be construed as being joint and several, and that all the singular herein shall be taken to mean the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 6th day of May, 1981.

MELROSE INVESTMENT COMPANY

By: [illegible]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named JAMES B. HOLEN, ERNEST D. TAYLOR, C. OAKLEY CHRISTIAN, WINSTON HICKMAN and DORSEY C. CROCKETT, JR., partners of Melrose Investment Company

the bargainor S, 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 1st day of May 19 81.

Commission expires 7-18-1982 C. O. Christian
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Melrose Investment Company, a Partnership

TO

Melrose Investments, II, a Joint Venture

G. 4. 1. 1. 3 9

IDENTIF. REFERENCE

MAY 8 4 12 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
[illegible] FEDERAL BUILDING
[illegible] UNION STREET
NASHVILLE, TENNESSEE [illegible]

[illegible]

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5743 PAGE 262

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 |
|---|---|---|---|---|
| | | | 250.[illegible] | |
| | | | 754.[illegible] CO TX | |
| | | | .[illegible] PRFEE | |
| | | | [illegible] MISC | |
| | | | CHECK | 754.[illegible] |
| | | | 4836AC5/C8/C[illegible] | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 1 1 3 9

IDENTIF REFERENCE

MAY 8 4 12 PM '81

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 821162