PREPARED BY:
James L. Smith, Atty., 315 West Main St., Hendersonville, TN 37075
n

# WARRANTY DEED

Mail BOOK 5765 PAGE 983

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeff Turchin<br>c/o C'Mon Sportsware, LTD<br>525 Seventh Avenue<br>(STREET ADDRESS OR ROUTE NUMBER)<br>New York, NY 10018<br>(CITY) (P. O. ZONE) (STATE) | Provident Trust Company<br>(NAME:<br>329 Union Street<br>(STREET ADDRESS)<br>Nashville, TN 37219<br>(CITY) (ZONE) (STATE) | Map 79<br>Par 21 |

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00) ----------
---------- *DOLLARS*
cash in hand paid by Jeff Turchin, and other good and valuable considerations, including the assumption of an indebtedness in the original principal amount of $255,000.00 payable to Provident Trust Company as evidenced by an instrument of record in Book 4871, page 585, Register's Office for Davidson County, Tennessee;

I, Pennard Roth, Trustee,
*have bargained and sold, and by these presents do transfer and convey unto the said* Jeff Turchin, his
*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the south right of way of Cockrill Bend Industrial Road, the northeast corner of the Hermitage Stamping Company property and the northwest corner of this tract; thence with said right of way north 80° 33' east 48.8 feet to a point; thence north 80° 45' east 140.9 feet to a point in the center of a drainage ditch; thence leaving said right of way and going south 9° 16' east 759.9 feet to a point in the centerline of Richland Creek, and being the southeast corner of this tract; thence meandering downstream with the center line of said creek 190 feet, more or less, to a point, the southeast corner of Hermitage Stamping Company and the southwest corner of this tract; thence north 11° 11' west 753.8 feet with the Hermitage Stamping Company's line to the point of beginning and containing 3.1 acres, more or less, as surveyed by the Engineering Section, Property Services Division, of the Department of Finance and Administration of the State of Tennessee. Said tract is depicted on Drawing No. L-438 by said Division which was attached to and incorporated in the deed to Herbert-Wilk Realty Company from the State of Tennessee.

Being the same property conveyed to Pennard Roth, Trustee, with full power to mortgage, transfer, sell and convey without joinder of any beneficiary, by deed from Herbert-Wilk Realty Company, of record in Book 4548, page 807, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 425,000.00
Subscribed and sworn to before me, this the 30th day of June 19 81
Affiant
My commission expires: 4/17/83
(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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Jeff Turchin, his ..... *heirs and assigns, forever.*

*And* I *do covenant with the said* Jeff Turchin ..... *that* I am ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as noted herein.

*And* I, Pennard Roth, Trustee, ..... *do further covenant and bind* myself, my successors, assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Jeff Turchin, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 23rd *day of* June, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pennard Roth Trustee

PENNARD ROTH, TRUSTEE

ALABAMA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
JEFFERSON

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*Personally appeared before me,* Norma H. Wilson, *a Notary Public in and for said County and State, the within named* Pennard Roth, Trustee,

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

*Witness my hand and official seal at* Birmingham, Alabama ~~Tennessee~~, *this* 2nd *day of* June, *19* 81.

Norma H. Wilson, *Notary Public.*

*Commission Expires* MY COMMISSION EXPIRES JUNE 14, 1982.

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*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.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

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

*Witness my hand and seal, at office in.....,*
*this.....day of....., 19.....*

.....
***Notary Public***

*Commission Expires.....*

4989 07/06 1117.38- CHECK

# WARRANTY DEED

FROM

PENNARD ROTH, TRUSTEE

TO

JEFF TURCHIN

G 4 9 3 2 4

IDENTIF. REFERENCE

Jul 6 12 34 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.


Compliments of

**Madison Title Company**

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS


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**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5765 PAGE 987

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 425000.00- CO | |
| | | | 1105.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 1117.50- | |
| 4909A07/06/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 3 2 4

T
IDENTIF. REFERENCE

Jul 6 12 34 PM '81

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

No. 830962