8317 03/23 438.50- CHECK

THIS INSTRUMENT PREPARED BY:

BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Nos:
Town Properties, Inc./Union Financial Corporation, a Joint Venture P.O. Box 90802 Nashville, TN 37209	Same	P/O 130-14 14

For and in consideration of the sum of One Hundred Sixty Five Thousand and NO/100 ($165,000) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, we, Gus D. Kuhn, Jr. and wife, Barbara J. Kuhn ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Town Properties, Inc., a Tennessee corporation/Union Financial Corporation, a Tennessee corporation, a Joint Venture ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of the property of Gus D. Kuhn, Jr. and wife, Barbara J. Kuhn, and being more particularly described as follows:

Beginning at a point in the northerly line of the Kuhn peoperty, said point being South 86° 49' 40" West a distance of 278.78 feet from a concrete monument on the westerly margin of Chancery South, said concrete monument being the southeasterly corner of Belle Meade Block I, Section X of record in Book 2900, page 5, R.O.D.C.; thence North 86° 49' 40" East a distance of 702.70 feet to a corner post, being the southeasterly corner of Belle Meade Block II, Section X of record in Book 2900, page 114, R.O.D.C.; thence South 04° 07' 55" West a distance of 433.21 feet to a corner post, being the northeasterly corner of a tract conveyed to J. W. Warner, III and Ellen Hudson by deed of record in Deed Book 4833, page 621, R.O.D.C.; thence North 89° 16' 07" West a distance of 698.23 feet to a point; thence North 04° 07' 55" East a distance of 385.29 feet to the point of beginning, containing 6.55 acres.

Being the easterly portion of a tract conveyed to Gus D. Kuhn, Jr. and wife, Barbara J. Kuhn, as recorded in Book 4727, page 715, Register's Office of Davidson County, Tennessee.

There is also hereby conveyed any water tap rights which the Grantors may have as incident to or for the sole benefit of the property hereinabove conveyed, but no warranty whatever is made with respect to the nature or the existence of any such water tap rights, and this conveyance is subject to any

pumping charge in connection with any such water tap rights, which pumping charge, if any, is expressly assumed by the Grantee. Said water tap rights are of record in Book 4727, page 715, said Register's Office.

Said property is unencumbered, except as follows: 1982 taxes which have been prorated and assumed by the Grantee, title to that portion of the premises embraced within the bounds of any roads or highways; applicable building and zoning laws, such state of facts as an accurate survey would disclose.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And we do covenant with the said GRANTEE 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons, whomsoever.

The GRANTEE executes this deed for the purpose of covenanting for itself, its successors and assigns with GRANTORS, their heirs, and assigns that the row of trees along or within the approximate westerly 50 feet of the property herein conveyed will not be cut or removed during a period of 5 years from date of this deed. This covenant shall run with the land.

WITNESS our hands this 22 day of March, 1982.

GUS D. KUHN, JR.

BARBARA J. KUHN

TOWN PROPERTIES, INC./UNION FINANCIAL CORPORATION, a Joint Venture

BY: [redacted]
FRED R. WEBBER, [redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gus D. Kuhn, Jr., and wife, Barbara J. Kuhn, the bargainors, 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 22 day of March, 1982.

Anne Marsden
Notary Public

My Commission Expires:

7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred R Webber Jr with whom I am personally acquainted, and who, upon oath, acknowledged him self to be president of the Town Properties, Inc., a corporation, one of the Joint Venturers, the within-named bargainor 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 Joint Venture by himself.

Witness may hand and seal, at office in Nashville, Tennessee, this 22 day of March, 1982.

Anne Marsden
Notary Public

Commission Expires:

7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property is $165,000.00.

Fred R. Webber Jr
Affiant

Sworn to and subscribed before me, this 22 day of March, 1982.

Anne Marsden
Notary Public

My Commission Expires:

7-18-82

RUSH

MAR 23 3 47 PM '82

IDENTIFICATION REFERENCE

68.4303

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5864 PAGE 878

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

165000.00- CO
429.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 433.50-
8317A03/23/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G8.43 09

IDENTIF. REFERENCE

Mar 23 3 47 PM '82

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

No. 872616