Prepared by
G.S. Scoville, Attorney
230 4th Avenue, North
Nashville, TN 37219

RETURN TO METROPOLITAN FEDERAL

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| W. B. Cambron | W. B. Cambron | 116-6 |
| 2323 Crestmoor Road | 2323 Crestmoor Road | P/O 44 1a |
| Nashville, TN 37215 | Nashville, TN 37215 | |

*For and in Consideration of the sum of* Ten ($10.00) BOOK 5929 PAGE 343

*DOLLARS*

and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, we, Belle Meade Properties I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation

H 0 5 8 3 8

IDENTIFICATION REFERENCE

Aug 25 3 53 PM '82

*have bargained and sold, and by these presents do transfer and convey unto the said* W. B. Cambron and wife, Dean S. Cambron

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being Lot 6 on the Plan of Bonaventure Place, as of record in Book 5200, Page 424 and 425, Register's Office for said county.

BEGINNING at an iron rod (new) at the common corner of Lots Nos. 5, 6, 7, 8, 9 and 10 of said subdivision; thence with the line between Lots 6 and 7, North 10 degrees 00' 00" West 431.02 feet to an iron rod (new) in the southeasterly right of way of Harding Road - Hwy 70S; thence with the margin of the same, northeasterly 136.88 feet to an iron rod, said point being the common northerly corner of Lots 5 and 6; thence with the line between said two lots, South 25 degrees 00' 00" West 241.78 feet to an iron rod; thence continuing with the same, South 23 degrees 00' 00" West 325.00 feet to the point of beginning.

Being part of the property conveyed to Belle Meade Properties I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation, by deed from Thomas M. Trabue and Charles C. Trabue, Jr., as of record in Book 5865, Page 309, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the declaration of covenants, conditions and restrictions for Bonaventure Place, of record in Book 5901, Page 295, RODC, and further, the grantees herein agree to be subject to and abide by the rules and regulations of the Bonaventure Place Home Owners Association. Grantees herein further agree to be bound by the rules and regulations of Bonaventure Place relating to construction which is attached to this deed as Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 24th day of August, 1982

NOTARY PUBLIC AT LARGE

My commission expires

Affiant

Notary Public

This ~~Improved~~ Unimproved (X) property, known as Lot 6, Plan of Bonaventure Place, Nashville, Tennessee
(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* W. B. Cambron and wife, Dean S. Cambron *their heirs and assigns, forever.*

*And* we *do covenant with the said* W. B. Cambron and wife, Dean S. Cambron *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* we *do further covenant and bind* our assigns ~~xxxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* W. B. Cambron and wife, Dean S. Cambron, *their heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 24th *day of* August, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BELLE MEADE PROPERTIES I, A JOINT VENTURE COMPOSED OF
Town Properties, Inc. and Union Financial Corporation

Union Financial Corporation
By [signature] Pres.

Town Properties Inc. By
[signature]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5929 PAGE 345

*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 ................................................, Tennessee, this ................ day of......................................................, 19..........*

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

*Commission Expires*..............................................................

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Webber xxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President xxx xxxxxxxx of the Town Properties, Inc., Venturer of Belle Meade Propertis I the within named bargainor, a corporation, and that he as such President xxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Fred Webber as such President xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee.

this 24th day of August, 19 82.

Jesse J. Peeler III, Notary Public

Commission expires 7-20-85

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Glenn L. Lawrence, *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* Union Financial Corporation, Venturer of Belle Meade Properties I, *the within named bargainor, a corporation, 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 corporation by* him*self as* President

*Witness my hand and seal, at office in* Nashville, Tennessee,

*this* 24th *day of* August, *19* 82.

Jesse J. Peeler III
*Notary Public*

*Commission Expires* 7-20-85

BELLE MEADE PARK

Rules and Regulations Relating to Construction

(a) The construction of permanent improvements on the lot(s) shall commence within three (3) years of purchase. Once begun, construction shall proceed in an expeditious manner to completion and no residence shall be left in a partially completed state.

(b) Vehicles belonging to contractors and laborers shall be parked at locations designated by Seller's representatives.

(c) Roads within the development shall be kept open for traffic and shall not be blocked except as may be temporarily necessary for the delivery of materials and the connection of utility services.

(d) All work on the premises shall be done in a neat and orderly fashion with debris to be removed regularly throughout the course of construction. Upon completion of construction all excess building materials shall be removed from the property and no burning of trash is permitted.

Should the contractor and/or Buyer fail to remove debris and excess building materials after seven (7) days written notice from the Seller, Seller may remove same and charge the actual cost of clean-up of the premises to the Buyer.

(e) The right is reserved to Seller to inspect each residence at any time during construction and until occupied in order to determine compliance with the restrictions and with the approved plans and specifications. For this purpose, Seller shall be furnished a key to each house during the construction period, provided that all such keys will be returned to Buyer at the time of occupancy.

(f) While Seller may defer final paving of the streets and completion of landscaping until a substantial completion of houses within all areas of the development, any damage to the physical improvements within same (i.e. roads, curbs, landscaped open areas, etc.) shall be repaired by the contractor causing any such damage at his expense.

(g) All curb cuts made after the installation of curbing shall be at the expense of the Buyer and shall be made in accordance with specifications issued by Seller.

(h) Building materials and equipment shall not be stored on other lots without the prior consent of the Seller.

EXHIBIT "A"
PURCHASE AGREEMENT

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5929 PAGE 347

| | | |
|---|---|---|
| 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 | T/X AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 125000.00- CO | |
| | | | 325.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK | 337.50- |
| | | | 5516A08/25/02 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.C. 5838

IDENTIF. REFERENCE

AUG 25 3 53 PM 102

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 898805