SEE 593'-412
-502
FOR EVIDENCE OF
PMNT OF CONVEYANCE
TAX

This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

BOOK 5964 PAGE 420

New Owner:	Send Tax Bill:	Map-Parcel No.:
Lancaster Properties Suite 800 Nashville City Bank Building Nashville, TN 37201	Same	Map 103, Page 16 Parcel No. 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, F.T.D. CO., a partnership composed of Floris H. Tompkins, Jr., David B. Tompkins and Floris H. Tompkins, III, as GRANTORS herein have bargained and sold and by these presents do hereby transfer and convey unto the said Lancaster Properties, a joint venture comprised of Dukes, Dukes & Ledford, a Tennessee general partnership, and Jim Beuerlein, as GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lots Nos. 8 and 9, on the Plan of Rainbow Subdivision, as of record in Book 421, page 183, Register's Office, Davidson County, Tennessee.
>
> SAID Lots Nos. 8 and 9 front together 135 feet on the westerly side of Whitland Circle and extends back between lines, 150 feet on the northerly line and 223 feet on the southerly line, to a dead line in the rear, measuring 234 feet thereon.
>
> BEING the same property conveyed to F.T.D. CO., a partnership composed of Floris H. Tompkins, Jr., David B. Tompkins and Floris H. Tompkins, III, by deed from Floris H. Tompkins, Jr., et ux, et al, of record in Book 5562, page 203, said Register's Office.

This is improved property known as Lancaster Apartments, 3909 Whitland Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with

11/15 CHECK

57

the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with 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, except as follows:

1. Taxes for the current year - Field Book No. 26W-6235, Map and Parcel 103-16-33.

2. Mechanics Lien claims resulting from construction work performed by and at the request of the Grantee.

And we do further covenant and bind our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 10th day of November, 1982.

F.T.D. Company,
A General Partnership

By: Floris H Tompkins Jr
Floris H. Tompkins, Jr.

David B Tompkins
David B. Tompkins

Floris H. Tompkins III
Floris H. Tompkins, III

DUPLICATE

Tax paid on this
in the amount of 13.00
on Instrument # H0654 8
recorded In Davidson
County Registers Office
Date 11-15-82
B. Edwards Dep. Reg.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5964 PAGE 422

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floris H. Tompkins, Jr., David B. Tompkins and Floris H. Tompkins, III, with whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the Partners of F.T.D. Company, a partnership composed of Floris H. Tompkins, Jr., David B. Tompkins and Floris H. Tompkins, III, the within named bargainors, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by said Partners.

WITNESS my hand and official seal at office this 10th day of November, 1982.

Bonnie J. Lee
Notary Public

My commission expires April 20, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Floris H. Tompkins, III
Affiant

Sworn to and subscribed to before me this the 10th day of November, 1982.

Bonnie J. Lee
Notary Public

My commission expires April 20, 1986

H 17392

IDENTIFICATION REFERENCE

Nov 15 4 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN