| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| United Investment Co., Ltd. | United Investment Co., Ltd. | 133-15-101 |
| c/o Edward Gordon, Atty. (NAME) | c/o Edward Gordon, Atty. (NAME) | Field Book No. |
| 303 One Maryland Farms (STREET ADDRESS OR ROUTE NUMBER) | 303 One Maryland Farms (STREET ADDRESS) | 6DU-19324 |
| Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP CODE) | Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

BOOK 6033 PAGE 173

For and in consideration of the sum of Three Hundred Sixty and 00/100 ($360,000.00) ------ DOLLARS

H.C. H. Realty Company, a joint venture composed of Alley-Cassetty Coal Company, Ephriam H. Hoover, III and Thomas S. Hoover,

have bargained and sold, and by these presents do transfer and convey unto the said United Investment Co., Ltd., a Tennessee limited partnership

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

FILED
APR 6 3 16 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 4 0 4 2 0

unimproved ( )
This is improved (X) property, known as 4015 Travis Drive (House Number) (Street)
Nashville, Tennessee 37211
(P. O. Address) (City or Town) (Zip Code)

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 do 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 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of March, 19 83.

H.C.H. Realty Co., a joint venture

By: Alley Cassetty Coal Co., co-venturer

By: Fred B. Cassetty
FRED B. CASSETTY, President

By: Ephriam H. Hoover III
EPHRIAM H. HOOVER, III, Co-venturer

By:
THOMAS S. HOOVER Co-venturer

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6033 PAGE 174

Personally appeared before me, Jeanette S. Cooper, a Notary Public in and for said County and State, the within named Ephriam H. Hoover, III, and Thomas S. Hoover, Co-venturers in a joint venture known as H.C.H. Realty Company, a joint venture

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 30th day of March, 1983.

My commission expires 1-20-85 Notary Public Jeanette S. Cooper

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jeanette S. Cooper, a Notary Public of the State and County aforesaid, personally appeared Fred B. Cassetty and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Alley-Cassetty Coal Co., co-venturer in a joint venture known as H.C.H Realty Co., a joint venture, the within named bargainor, a corporation, and that he as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said President ~~as such~~ and attesting the same by the said President ~~as such~~

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of March, 1983.

Jeanette S. Cooper Notary Public

Commission expires 1-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 360,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Michael Franks

Sworn to and subscribed before me
this 30th day of March, 1983.

My commission expires 1-20-85 Notary Public Jeanette S. Cooper

This instrument was prepared by:
J. Michael Franks
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C., 700 Metropolitan Fed. Building
Name Address Nashville, Tennessee 37219

WARRANTY DEED

FROM H.C.H. Realty Company

TO UNITED INVESTMENT CO., LTD. a Tennessee limited partnership

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 14 and 16 on the Plan of Travis Park, as of record in Book 3700, pages 61 and 62, Register's Office for said County.

SAID Lot No. 14 fronts 100 feet on the westerly side of Travis Drive and extends back 192.6 feet on the southerly line and 165.3 feet on the Northerly line to an alley, measuring 101.1 feet thereon.

SAID Lot No. 16 fronts 50 feet on the westerly side of Travis Drive and extends back 150.9 feet on the northerly line and 165.3 feet on the southerly line to a dead line, measuring 53.55 feet thereon.

Being the same property conveyed to H.C.H. Realty Company, a joint venture composed of Alley-Cassetty Coal Company, Ephriam H. Hoover, III and Thomas S. Hoover, by deed from Zack R. Cheek & wife, Evelyn T. Cheek, of record in Book 5398, page 395, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for 1983, a lien but not yet due and payable, which have been prorated at closing and assumed by Grantee.

2. The Plan of record in Book 3700, page 61, as amended in Book 4400, page 127, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Travis Drive on Lot 14, a 15 foot building setback line from Travis Drive on Lot 16.

3. The following unrecorded leases:

   a. Lease Agreement dated July 8, 1982 between HCH Realty Company and Creditors Merchantile Incorporated.

   b. Lease Agreement dated August 1, 1982 between HCH Realty Company and M. Norris Jenkins and C. Edward Coomer, Attorneys.

   c. Lease Agreement dated February 28, 1983 between HCH Realty Company and Behavior and Stress Management Clinic.

   d. Lease Agreement dated June 1, 1982 between HCH Realty Company and Carl Eaby, D.D.S.

   e. Lease Agreement dated February 3, 1983 between HCH Realty Company and R. J. Schreiber, Podiatrist.

   f. Month to month lease between HCH Realty Company and Southern Realty Company.

   g. Month to month lease between HCH Realty Company and M. C. Radford.

# OFFICIAL RECEIPT

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

RECEIVED OF

FOR

BOOK 6033 PAGE 176

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 360000.00- CO | |
| | | | 936.00 CO TX | |
| | | | .50 PRFEE | |
| | | | - 9.00 WDEED | |
| | | | CHECK 945.50- | |
| | | | 6461 04/06/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 2 0

IDENTIF. REFERENCE

APR 6 3 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940249