Map 62 Parcel 121
Send tax bills to: William S. Monroe
3819 Dickerson Rd.
Nashville, TN
37207

DEED

BOOK 6169 PAGE 673

FOR AND IN CONSIDERATION of the sum of $30,000.00, cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Small Business Administration, an Agency of the United States of America pursuant to Title 15, United States Code, Section 631, et seq., does hereby bargain, sell and convey unto William S. Monroe and James W. Monroe, their heirs and assigns, the following described property, situate in Davidson County, Tennessee, to-wit:

Being a 4.01, more or less, acre tract of land lying in the 15th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the Donovan Construction Company property as of record in Book 4627, Page 396, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Elzie Miller Road, said point further described as lying 2,087.09 feet east of the easterly right-of-way of Pennington Bend Road, and as being the northwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, Page 557, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Elzie Miller Road and running with the westerly line of the Etta W. Fox and Archie W. Conrad property south 24 degrees 30 minutes west a distance of 589.64 feet to a point; thence leaving the said westerly line of Etta W. Fox and Archie W. Conrad, Jr. property north 78 degrees 15 minutes west a distance of 272.12 feet to a point; thence north 24 degrees 30 minutes east a distance of 714.56 feet to a point lying on the southerly margin of Elzie Miller Road; thence running with the said southerly margin of Elzie Miller Road in an easterly direction around a curve, having a radius of 1051.35 feet, a distance of 274.00 feet to the point of beginning, containing 4.01, more or less, acres.

In addition thereto, Grantor grants to Grantee that perpetual right and easement to construct and maintain across and upon that portion of the hereinafter described land of Donovan Construction Company of Minnesota, an underground sewer and water line described as follows, together with any and all rights as conveyed to Grantor by deed in Book 5090, Page 239, Register's Office of Davidson County, Tennessee, pertinent to and running with said land as conveyed to Grantor.

Being a 20 foot sewer and water utility easement, the center line of which is more particularly described as follows:

Beginning at a point in the southerly line of the property as of record in Book 3035, Page 491, said point being 157 feet, more or less, westwardly from the southwest corner of the Etta W. Fox and Archie W. Conrad, Jr. property as of record in Book 3431, Page 557, thence north 5 degrees 30 minutes 35 seconds east a distance of 345.04 feet, more or less, to a point, said point being the southwest corner of the property conveyed in fee simple to Grantees by this instrument.

The 20 foot sewer and water utility easement being measured 10 feet either side of the above-described center line and containing 0.16, more or less, acres.

THIS INSTRUMENT PREPARED BY:
JAMES MCMILLEN, ATTORNEY
SMALL BUSINESS ADMINISTRATION
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000
Thomas D. Gryston
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Nov. 19 83
Deputy Register

TO HAVE AND TO HOLD the same unto the said William S. Monroe and James W. Monroe, their heirs and assigns, forever; provided, however, that this conveyance is made and given upon the express condition that it is without representation, warranty or recourse, express or implied, upon the said Small Business Administration, which conveys all of its right, title and interest in and to the aforedescribed property acquired pursuant to Trustee's Deed dated October 7, 1983, of record in Book 6156, pages 103-105, Register's Office, Davidson County, Tennessee, this conveyance being subject to unpaid ad valorem taxes, if any, outstanding against said property.

IN WITNESS WHEREOF, Small Business Administration has caused this instrument to be executed by David H. Smith, Chief, Liquidation Division, Nashville District Office, Nashville, Tennessee, pursuant to the authority contained in 47 Federal Register 2305, the contents of which publication are to be judicially noticed pursuant to 44 United States Code Annotated 1507.

This 20th day of October 1983.

H 8 4 3 1 2

IDENTIF. REFERENCE

Nov 4 8 51 AM '83

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

RUSH

SMALL BUSINESS ADMINISTRATION

By: David H. Smith

DAVID H. SMITH, Chief
Liquidation Division
Nashville District Office
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief, Liquidation Division, Nashville District Office, Nashville, Tennessee, and that he as such Chief, Liquidation Division, being authorized so to do, executed and delivered the foregoing Deed for the purposes therein expressed by signing the name of Small Business Administration by himself as Chief, Liquidation Division, Nashville District Office, Nashville, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 20th day of October 1983.

CHERYL L. RANDOLPH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Cheryl L. Randolph
Notary Public

My Commission Expires: 1-18-87

CHECK 11/04 916.50- 159

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

RECEIVED OF _____

FOR _____

BOOK 6169 PAGE 675

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
			350000.00- CAMT.	
			910.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	916.50-
			0159A11/04/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H8 4312

T
IDENTIF. REFERENCE

Nov 4 8 51 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 991062