WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Filed

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Properties, Limited	SAME	Map 96-13
(NAME) 2517 Lebanon Rd.	(NAME)	Parcel 146
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6213 PAGE 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marie Baker Tanner (now Gray)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee Properties, Limited, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTEES, 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 3rd, formerly 2nd Civil District of Davidson County, Tennessee, and described accordingly to an unrecorded survey made August 9, 1962, by Hickerson and Johnson, Engineers, as follows, to-wit:

Beginning at a point in the easterly margin of Donelson Pike, said point being 150 feet in a southerly direction along the easterly margin of Donelson Pike from the southeast corner of the intersection of Donelson Pike and Allen Road; thence leaving the easterly margin of Donelson Pike, South 79° 24' East 160 feet to a point; thence South 4° 07' East 53.1 feet to a point; thence South 84° 14' West 154.45 feet to a point in the easterly margin of Donelson Pike; thence North 4° 07' West 100 feet along the easterly margin of Donelson Pike, to the point of beginning.

Being the same property conveyed to Marie Baker Tanner, by deed from Sylvia Kay Tanner Porter, of record in Book 4725, page 171, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of Grantor.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants as contained in deeds of record in Book 3250, page 154, and Book 3429, page 101, said Register's Office.

3. Sanitary sewers and/or storm drainage easement and a 10' temporary construction easement, of record in Book 5312, page 504, said Register's Office.

unimproved ( )
This is improved (X) property, known as 505 Donelson Pike, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 my hand this 10th day of January, 19 84

Marie Baker Tanner Gray
Marie Baker Tanner Gray

01/12 136.50- CHECK

5753

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 6213 PAGE 39

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marie Baker Tanner Gray, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 1984

Commission Expires: 11-1-87

Dorothy E. Haskin
Notary Public

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such 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 as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Marie Baker Tanner (now Gray)

TO
Tennessee Properties, Limited, a Tennessee limited partnership

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

H 9 7 1 2 9

FILED JAN 12 11 20 AM 1984
DAVIDSON COUNTY, TN
REGISTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $50,000.00

By: Glenda C. McClellan, Secretary
Group Real Estate Investments, Inc.
Corporate Partner

Subscribed and sworn to before me this 10th day of January, 1984

My Commission Expires: 11-1-87

Dorothy E. Haskin
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6213 PAGE 40

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 136.50-	
5753A01/12/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H971129

IDENTIF. REFERENCE

JAN 12 11 20 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6189