FELIX Z. WILSON II

BOOK 6232 PAGE 386

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael G. Shears Company, Inc. 114 20th Avenue, South Nashville, Tennessee	Same	130-5-1-8 130-5-1-9 7DZ32980 7DZ32981
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Michael G. Shears Company, Inc., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, (the "Property") described as follows:

> LAND in Davidson County being Lot #8 and Lot #9 on the Plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 16th day of February, 1984.

Notary Public
My Commission Expires: 4/22/84

NOTARY PUBLIC AT LARGE

IDENTIF. REFERENCE
FEB 16 1 10 PM '84
FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

RUSH

103562

02/16 334.50 CHECK

3731

2. Restrictive Covenants contained in instrument of record in Book 5938, page 212, as amended in Book 5029, page 807, said Register's Office.

3. Easements, setback lines, conditions of Owner's Certificate, and other matters appearing on the Plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957, said Register's Office.

This is unimproved property, known as 108 Bellebrook Circle and 109 Bellebrook Circle.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and the same is unencumbered, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

If, after the expiration of three (3) years from the date hereof, the actual construction of a residence and other improvements upon each lot within the Property has not been commenced, Grantor shall have the option (exercisable by notice in writing to Grantee at any time within one (1) year thereafter) of refunding all consideration paid in consideration of this conveyance and retaking title and possession to the Property.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the Property, pursuant to the authority of a Land Trust Agreement, of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of February, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James I. Vance Berry, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Andrea Barach, a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of February, 1984.

Andrea Barach
Notary Public

My Commission Expires: 11-4-84

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

RECEIVED OF _____

FOR _____

BOOK 6232 PAGE 389

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
			125000.00- CAMT.	
			325.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	334.50-
3731	A	02/16/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10356 2

IDENTIF. REFERENCE

FEB 16 1 10 PM '84

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 13918