This instrument prepared by:
Sam D. Hodges, III
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6322 PAGE 30

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
R & G Partnership 917 Murfreesboro Road Franklin, Tennessee 37064	SAME	To be assigned

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, REELFOOT DEVELOPMENT CORPORATION, the "Grantor," has bargained and sold, and by these presents does transfer and convey unto the said R & G PARTNERSHIP, a general partnership comprised of James K. Roussel, Leon Gruenberg, and Beverly Gruenberg, the "Grantee," its successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

> Being Lots Nos. 91, 92, 94, 95, and 96, as shown on the plat of Reelfoot Subdivision, Section II, of record in Book 5200, page 727, in the Register's Office for Davidson County, Tennessee. Reference is made to said plat for a more complete and accurate description.
>
> Being part of the same property conveyed to Reelfoot Development Company by deeds of record in Book 6107, page 84, and in Book 6107, page 80, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 6160, page 278, and in Book 6177, page 105, said Register's Office, and such items as may be shown on the plat of record in Book 5200, page 727, said Register's Office.
>
> This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as set out above. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

7235

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 its hand, this 20 day of June, 1984.

I 30961

IDENTIF. REFERENCE

JUN 22 1 04 PM '84

FEE $ ... REGISTER DAVIDSON COUNTY, TN

REELFOOT DEVELOPMENT CORPORATION

BY: Eug T. Collins

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eugene T. Collins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of REELFOOT DEVELOPMENT CORPORATION, the within named bargainor, a corporation and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 20th day of June, 1984.

Sam D. Hodges III
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $62,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this

20th day of June, 1984.

Sam D. Hodges III
NOTARY PUBLIC

My Commission Expires: 1/19/86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1-84-40504

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 32

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
			62500.00-	CA.TT.
			162.50	CSTAX
			.50	PRFEE
			6.00	MISC
			CHECK	169.00-
7236A06/22/84			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3096 I.

IDENTIF. REFERENCE

JUN 22 1 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046471