ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charlotte Properties	Same	91-13-355
(NAME)	(NAME)	
1816 Hayes Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37203		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS

Cash in hand paid by said Grantees herein, and for other good and valuable considerations, the receipt of which is hereby acknowledged,

OPAL D. TUBBS, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said CHARLOTTE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, COMPOSED OF J. GARY KING, DAVID FERGUSON AND EDWARD HERBERT,

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

SEE DESCRIPTION OF PROPERTY ATTACHED HERETO AND MADE A PART HEREOF

I 38085 IDENTIF. REFERENCE Jul 23 12 48 PM '84 FELIX Z. ZOLLICOFFER REGISTER DAVIDSON COUNTY, TN

The herein described property is conveyed subject to 1984 taxes, which are a lien but not yet due and payable, (said taxes have been prorated and assumed by said Grantees) and to easement of record in Book 3885, Page 788, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5909 Charlotte Avenue (House Number) (Street)
Nashville, Tennessee 37209
(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 16th day of July, 19 84.

Opal D. Tubbs
Opal D. Tubbs

STATE OF TENNESSEE

BOOK 6343 PAGE 732

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Opal D. Tubbs, Unmarried

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 19 84.

My commission expires 7/22/87 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 160,000.00

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 16th day of July, 19 84.

My commission expires 7/22/87 Notary Public

This instrument was prepared by:

William T. Bozeman, Atty., 344-4th Avenue, North, Nashville, Tennessee 37219

Name | Address

WARRANTY DEED

FROM Opal D. Tubbs, Unmarried

TO Charlotte Properties, a Tennessee General Partnership

FILE TICOR TITLE INSURANCE COMPANY

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

Being a tract of land in Davidson County, Tennessee, being a part of and the westerly one-half of Lot #4 on the Map showing subdivision of John M. Branham's Farm on the Charlotte Pike, as of record in Book 547, Page 14, Register's Office for said County.

Said westerly half of Lot #4 fronts 100 feet on the southerly side of Charlotte Pike and runs back between parallel lines from the center of said Pike, 1101 feet to the northerly line of Lot #6 and contains 2.5 acres, more or less.

INCLUDED BUT SPECIFICALLY EXCLUDED HEREFROM is the property conveyed to Five H Investments, a partnership composed of Thomas S. Hoover, Ephriam H. Hoover, III, Robert Haley, Elise Hoover & Thomas S. Hoover, Trustee for Paul A. Hoover Trust by deed from Opal D. Tubbs (Mrs. Harry J. Tubbs), a widow, of record in Book 5472, page 631, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land in Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of John M. Branham's Farm of record in Book 547, page 14, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the line between Lots No. 4 and 5 on said subdivision, said point being 360 feet south of the center of Charlotte Pike, and being the southeast corner of the property conveyed to William R. Malone, et ux (John Duncan, Trustee) of record in Book 4364, page 374, Register's Office for Davidson County, Tennessee; thence, with a severance line parallel to said Charlotte Pike N 75° 45' E, 101.15 feet to the west line of the property conveyed to Herbert Page of record in Book 3762, page 112, Register's Office for Davidson County, Tennessee; thence, with said Page's west line S 06° 12' E, 745.57 feet to the rear line of said Lot No. 4; thence, with said lot line S 75° 19' 11" W, 99.39 feet to the southeast corner of the property conveyed to Thomas L. Sullivan et ux of record in Book 4283, page 779, Register's Office for Davidson County, Tennessee; thence, with Sullivan's east line and the east line of the property conveyed to James E. Sharp et ux of record in Book 2749, page 634, Register's Office for Davidson County, Tennessee, N 06° 20' W, 427.00 feet to a corner post the southeast corner of the property conveyed to Richard R. Hoffman, of record in Book 3881, page 406, Register's Office for Davidson County, Tennessee; thence, with said Hoffman's property with a fence N 06° 10' W, 94.00 feet to a corner post; thence, with a fence N 06° 28' W, 225.09 feet to the point of beginning. Containing 73,912 square feet or 1.70 acres, more or less.

Being part of the same property conveyed to Opal D. Tubbs and husband, Harry J. Tubbs by deed from Anna R. Handley of record in Book 3761, page 252, Register's Office for Davidson County, Tennessee, the said Harry J. Tubbs having since died.

3975 07/23 $25.50- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6343 PAGE 794

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

160000.00- CAMT.-
416.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
5975A07/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-38085

T
IDENTIF. REFERENCE

JUL 23 12 42 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0054965