BOOK 6355 PAGE 639

BOOK 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

Robert B. Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES: June 16, 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney (NAME) P. O. Box 150349 Nashville, Tennessee 37215 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Drakes Branch Associates (NAME) | S A M E (NAME) | 103-1 #73 |
| 51 Lindsley Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 8DA-48150 |
| Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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~~ I, Lucile Hutcherson, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drakes Branch Associates

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:

A tract of land in Davidson County, Tennessee according to a survey, dated July 19, 1984 by R. L. Montoya - Land Surveying more particularly described as follows:

Bounded on the north west by the following tracts: Walter L. Cook and wife as of record in Deed Book 4107, page 502, Register's Office for Davidson County, Tennessee, Bernadick Harrington as of record in Deed Book 1556, page 397, Register's Office for Davidson County, Tennessee, Larry Johnson as of record in Deed Book 5671, page 668, Register's Office for Davidson County, Tennessee, bounded on the North East by Arthur L. Hatcher tract as of record in Deed Book 6007, page 116, Register's Office for Davidson County, Tennessee, bounded on the South East by the Lucille B. Hutcherson tract as of record in Deed Book 1514, page 610 Register's Office for Davidson County, Tennessee, and bounded on the South West by Neighborly Avenue.

Beginning at a point in the North East margin of Neighborly Avenue said point being 269 feet more or less North West of the intersection of the west margin of Watts Lane and said Avenue. Thence the three following calls: North 39 degrees 05 minutes 51 seconds East 178.91 feet to a point, South 35 degrees 00 minutes 00 seconds East 141.60 feet to a point. South 55 degrees 51 minutes, 36 seconds West 174.44 feet to a point in the North East margin of said Avenue, North 33 degrees 30 minutes 00 seconds West 90.00 feet to the point of beginning, containing 20,031 square feet or 0.46 acres more or less.

Being the same property conveyed to J. H. Hutcherson and wife, Lucile Hutcherson by deed from John B. Cowden, Trustee, of record in Book 1631, page 30, Register's Office for Davidson County, Tennessee. The said J. H. Hutcherson having since died.

This is ~~unimproved~~ improved ( ) property, known as Watts Lane (House Number) (Street) Nashville, Tennessee (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 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 7th day of August, 19 84

Lucille Hutcherson
Lucille Hutcherson

*The said Lucile Hutcherson and Lucille Hutcherson being one and the same person.

CHECK 08/08 36.40-565

STATE OF TENNESSEE
Davidson County

BOOK 6355 PAGE 640

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucille Hutcherson

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 7th day of August 1984.

Commission expires June 16, 1985

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Lucile Hutcherson, a widow

TO

Drakes Branch Associates

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

I 4 1 7 5 0

IDENTIFICATION REFERENCE

AUG 8 1 18 PM '84

FILED [illegible] REGISTER
DAVIDSON COUNTY, TN

## OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6355 PAGE 641

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 11500.00- CAMT. | |
| | | | 29.90 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 36.40- |
| 0565A08/08/84 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7.50

IDENTIF. REFERENCE

AUG 8 1 18 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0059407