WARRANTY DEED

BOOK 6385 PAGE 224

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hill Ballenger Properties	SAME	82-10
(NAME) 401 Cowan Street	(NAME)	56 Jw
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS)	19W 7105
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby Dollars acknowledged,

Robert J. Brewington and wife, Nancy J. Brewington

have this day bargained and sold, and do hereby transfer and convey unto the said Hill Ballenger Properties, a Tennessee General Partnership composed of Robert C. Hill and Allen Ballenger

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING part of Lot No. 5 on the Plan No. 1 of the First Division of the John Shelby Estates, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey of Ernest Medlin, Surveyor, dated November 20, 1970, revised August 11, 1971, as follows:

BEGINNING at an iron pin in the easterly margin of Cowan Street, as widened, being in the dividing line between Lots Nos. 5 and 6 on said Shelby Plan; thence with the same, south 84 degrees 25' east 178.51 feet to an iron pin in the westerly margin of a 12 foot alley, now closed; thence with the margin of said alley, south 5 degrees 37' west 60.0 feet to a point; thence north 84 degrees 25' west 176.71 feet to the easterly margin of Cowan Street; thence North 3 degrees 50' east 60.0 feet to the point of beginning.

BEING the same property conveyed to Robert J. Brewington by deed from Mary Evelyn Bullock of record in Book 5807, page 439, said Register's Office. The said Nancy J. Brewington, wife of Robert J. Brewington, joins in this conveyance for the express purpose of conveying any interest she might have in said property.

Grantor, by execution of this instrument, hereby transfers and quitclaims unto Grantee any rights he has in and to a 12 foot alley lying to the east of the property above described which alley was abandoned by Ordinance #61-173 of the City of Nashville, Davidson County, Tennessee, but the covenants of warranty otherwise contained in this deed shall not be construed as applying to the quitclaim*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 2nd day of October, 19 84

Affiant

My commission expires: 7/22/87 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as XXX Cowan Street (House Number) (Street) Nashville, Tennessee P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns against the lawful claims of all persons

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 2nd *day of* October, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Brewington
ROBERT J. BREWINGTON

Nancy J. Brewington
NANCY J. BREWINGTON

1043 RECEIVED FOR RECORD

3369

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Robert J. Brewington and wife, Nancy J. Brewington

the within named bargainor S, with whom I am personally acquainted and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at office in Nashville, *Tennessee, this* 2nd *day of* October, *19* 84.

Patsi B. Gregory *Notary Public*

Commission expires 1/19/86

* (or proved to me on the basis of satisfactory evidence),

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

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

Notary Public

Commission expires .....

*CONTINUATION
of said interest of Grantor to said 12 foot alley, now closed.

The property herein described is conveyed subject to the understanding and agreement that the Grantee, his heirs, successors and assigns, will protect the property lying to the north of the property herein conveyed from any drainage waters caused by the improvement or use of the property conveyed. This agreement shall be a covenant which shall run with the title to the property conveyed and as aforesaid is to be binding upon the Grantee, his heirs, successors and assigns for a period of forty years from October 13, 1981. In the event of a violation of this covenant by Grantee or his heirs, successors or assigns, the person or persons in whom title to the property lying to the north is vested shall have the right to enjoin Grantor, his heirs, successors or assigns from such violation or to sue for damages.

WARRANTY DEED

FROM
ROBERT J. BREWINGTON et ux

TO
HILL BALLENGER PROPERTIES,
A Tennessee General Partnership

PREPARED BY:
Gregory and Gregory
176 2nd Avenue, North
Nashville, TN 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
Oct 13 10 31 AM '81

IDENTIFICATION REFERENCE

15.3.9.18

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6395 PAGE 226

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
			25000.00- CAMT.	
			65.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	71.50-
5569A	10/03/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 9 1 8

IDENTIF. REFERENCE

OCT 3 10 31 AM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073959