This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

BOOK 6385 PAGE 503

| New Owner: | Send Tax Bill To: | Map-Parcel No.: |
|---|---|---|
| Anderson, Yates and Anderson, a joint venture<br>195 Spence Lane<br>Nashville, TN 37210 | Same | 94-152 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, W. J. HAYES, JR. and WILLIAM J. HAYES, III, as GRANTORS herein, have bargained and sold and by these presents do transfer and convey unto ANDERSON, YATES and ANDERSON, a joint venture, as GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 1, Section 21, River Hills Industrial Park, of record in Book 5210, page 264, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to W. J. Hayes, Jr. and William J. Hayes, III, as tenants in common, by deed from Riverhills, Inc., of record in Book 5602, page 486, Register's Office of Davidson County, Tennessee.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns forever. The GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered unless otherwise herein set out or disclosed of record. The GRANTORS further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to the GRANTEE, its successors 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.

The GRANTEE acknowledges that all conditions of the contract dated August 21, 1984, by and between the GRANTORS and Ed Anderson, have been waived or otherwise satisfied.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 3rd day of October, 1984.

"GRANTEE"
ANDERSON, YATES and ANDERSON

By: Edwin Anderson
EDWIN ANDERSON, Partner

"GRANTORS"

W. J. HAYES, JR.

WILLIAM J. HAYES, III

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. J. Hayes, Jr. and William J. Hayes, III, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 3rd day of October, 1984.

Mary L Goodman
Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned of the State and County aforesaid, personally appeared Edwin Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a partner of Anderson, Yates and Anderson, the within named bargainor, a joint venture, and

that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such partner.

WITNESS my hand and seal at office this 3rd day of October, 1984.

Mary L Goodman
Notary Public

My commission expires 4-20-86.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $157,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Edwin Anderson
Affiant

Sworn to and subscribed before me this the 3rd day of October, 1984.

Mary L Goodman
Notary Public

My commission expires: 4-20-86.

RUSH

I 5 4 0 4 4

IDENTIF. REFERENCE

OCT 3 2 58 PM 1984

FELIX E. NIXON II REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6395 PAGE 506

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 157500.00- CAMT. | |
| | | | 409.50 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 419.00- |
| 5701 | A | 10/03/84 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 4 0 4 4

IDENTIF. REFERENCE

OCT 3 2 52 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0074086