WARRANTY DEED

FROM: Phillip G. Hord
W. B. Grandstaff ("Grantors")

TO: Keene Contractors, Inc.
("Grantee")

This instrument was prepared by:
Stephen W. Ramp
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: 699 West Main Street
P.O. Box 1133
Hendersonville, Tennessee 37075

Send Tax Bills To: Same

Map-Parcel Numbers

93-11-216

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty Thousand Dollars ($40,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of October, 1984.

Notary Public

My Commission Expires: 4/17/88

FOR AND IN CONSIDERATION OF the sum of Forty Thousand Dollars ($40,000), Grantors have this day bargained and sold, and by these presents do transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Subdivision of Lots Nos. 32, 33, and 34, of an unregistered plan of the University of Nashville lots, as of record in Minute Book G, page 440, Chancery Court at Nashville.
>
> Said Lot No. 3 fronts 40 feet on the easterly side of Academy Place, formerly Asylum Street, and runs back between parallel lines, 160 feet to an alley.
>
> Being the same property conveyed to PHILLIP G. HORD AND W. B. GRANDSTAFF, by deed from HOMER M. MCINTIRE AND WIFE, SHIRLEY MCINTIRE, AND THOMAS E. SANBORN, AND WIFE, JEAN SANBORN, of record in Book 5806, page 364, Registers Office for Davidson County, Tennessee.

This is improved property, known as 20 Academy Place.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. BOOK 6405 PAGE 693

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien evidenced by that certain Deed of Trust of record in Book 5806, page 367, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind Grantee, 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.

Witness our hands this 15th day of October, 1984.

PHILLIP G. HORD

W. B. GRANDSTAFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named PHILLIP G. HORD and W. B. GRANDSTAFF, the bargainors, 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 Nashville, Tennessee, this 15th day of October, 1984.

Notary Public

My Commission Expires: 4/17/88

I 57221
RECEIVED FOR REFERENCE
Oct 17 4 15 PM '84
DAVIDSON COUNTY, TN. REGISTER

SWR/10-11-84

OFFICIAL RECEIPT

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

BOOK 6405 PAGE 634

RECEIVED OF _____

FOR _____

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
95||A|0/17/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 2 2 1

IDENTIF. REFERENCE

Oct 17 4 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0077788