BOOK 6423 PAGE 884

WARRANTY DEED

FROM: TennReal, Inc., Grantor

TO: Claridge Builders, Inc., Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Claridge Builders, Inc.
3023 Casa Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Same

Map-Parcel Numbers
108-3-78,
79, 24 and 86

Field Book Numbers

3D88973, 3D88997,
3D89237 and 3D88970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is forty thousand & no/100 Dollars ($40,000.00).

Paul E Johnson
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9th day of November, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), TennReal, Inc., a Tennessee corporation, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Claridge Builders, Inc., a Tennessee corporation, Grantee, its heirs, 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 Lots Nos. 60, 61, 68 and 69 on the plan of Patio Villa, Section V, of record in Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being a portion of the same property conveyed to TennReal, Inc. by deed from Buford Doris Waggoner, Sr., executor of the estate of Edna Lee Waggoner of record in Book 6085, page 747, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the lien for 1984 taxes, and to the following:

1. The Plan of record in Book 5200, page 633, said Register's Office, which shows an Owner's Certificate, certain setback lines, certain easements and certain notes and requirements to which reference is hereby made.

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2. Deed of Conveyance of Sewer lines of record in Book 6021, page 914, and Book 6021, page 919, said Register's Office.

3. Sewer Easement as set out in Book 6021, page 843, said Register's Office.

4. Sign Location Leases of record in Book 5164, page 34, Book 5157, page 655, Book 5680, page 76, Book 5680, page 78, and Book 5680, page 80, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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 heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters stated above to which this conveyance is made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9 day of November, 1984.

TENNREAL, INC.

FEE $ 1.00
DAVIDSON COUNTY, TENN.
NOV 9 3 55 PM '84
IDENTIF. REFERENCE
16.2.9 | 3

By: Paul E. Johnson
Paul E. Johnson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of the State and County aforesaid, personally appeared Paul E. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of TENNREAL, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, TN, this 9th day of November, 1984.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6423 PAGE 886

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-
6368A11/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16291 3

IDENTIF. REFERENCE

Nov 9 3 51 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0084433