B0418

①

Address New Owner(s) as follows: Send Tax Bills Map-Parcel No

Steven E. Crook & Associates Same 70-13-53

631 Woodland Street
P.O. Box 60424
Nashville, Tennessee 37206

BOOK 6451 PAGE 981

WARRANTY DEED

For and in consideration of the sum of Six Hundred Thousand & No/100 Dollars ($600,000.00), we, Sara Meyer, Trustee; Ben C. Cavalier, Fred Fisher as the only heir-at-law of William C. Fisher, Jr.; First American National Bank of Nashville, Tennessee, Trustee under the Will of Irving Silver, deceased; and Ben C. Cavalier and Mary H. Barr, d/b/a Industrial Realty Company, have bargained and sold, and by these presents do transfer and convey unto said Steven E. Crook and Associates, a partnership, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots 1, 2 and 13 of Block 1 on Sheegog Subdivision at Bordeaux, a plan of which is recorded in Book 421, page 191, Register's Office for Davidson County, Tennessee.
>
> Lot No. 1 beginning in the intersection of Bordeaux Avenue, S. Hamilton Road and Hydes Ferry Pike; thence southerly with the center of said S. Hamilton Road, 406 feet to the northeasterly corner of Lot No. 2 in said block; thence with the dividing line of said Lots Nos. 1 and 2, westerly 265 feet more or less, to the easterly line of Lot No. 13; thence with the dividing lines of said Lots Nos. 1 and 13, northeasterly 230 feet, more or less, center of Hydes Ferry Pike; thence easterly with the center of said pike 290 feet to the beginning, as shown on said plan.
>
> Lot No. 2 fronts 100 feet on the westerly side of said South Hamilton Road and runs back west of it between parallel lines 265 feet, more or less, to the easterly line of Lot 13 as shown on said plan.
>
> Lot No. 13 beginning in the center of Hydes Ferry Pike at the northwesterly corner of Lot 1; running thence with the center of said Hydes Ferry Pike 327 feet to the center of the intersection of Hydes Ferry Pike and Asylum Avenue; thence southerly with the center of said Asylum Avenue 125 feet to the northerly corner of Lot 14 of said block; thence southeasterly with the dividing line of said Lots 13 and 14, 255 feet to the common corner of Lots 2, 3, and 13 and 14 of said block; thence northerly with the dividing line of Lots 1, 2, and 13, 333 feet,

more or less, to the beginning, as shown on said plan.

INCLUDED in the above but expressly EXCLUDED therefrom is the tract of land conveyed to the State of Tennessee by deed from Sara Meyer, Trustee, Ben C. Cavalier, Fred Fisher as the only heir-at-law of William C. Fisher, Jr.; First American National Bank of Nashville, Tennessee, Trustee under the Will of Irving Silver, deceased, and Ben C. Cavalier and Joe H. Barr, d/b/a Industrial Realty Company as of record in Book 6029, page 194, Register's Office for Davidson County, Tennessee.

The above described property was conveyed to Sam Seligman, Ben C. Cavalier, Jack Diamond, Albert G. Morris and William C. Fisher, Jr. by deed from The Crescent Amusement Company, a Tennessee corporation as of record in Book 3163, page 536, Register's Office for Davidson County, Tennessee, the said Sam Seligman having conveyed his interest in subject property to Sara Meyer, Trustee, of record in Book 5080, page 125, said Register's Office; the said William C. Fisher, Jr. having since died intestate; the said Jack Diamond having conveyed his interest in subject property to Irving Silver, of record in Book 3640, page 441, said Register's Office, and the said Irving Silver having since died testate, of record in Will Book 119, page 686, County Court Clerk's Office for Davidson County, Tennessee, devising his interest in subject property to First American National Bank of Nashville, Tennessee as Trustee; the said Albert G. Morris having conveyed his interest in subject property to Ben C. Cavalier and Joe H. Barr d/b/a Industrial Realty Company, of record in Book 3640, page 443, said Register's Office, and the said Joe H. Barr having since died.

This conveyance is made subject to easements and rights of ways as they appear, including those of record in Book 3966, page 9, and Book 4096, page 350, Register's Office, Davidson County, Tennessee.

This is improved property, known as Bordeaux Shopping Center, Hydes Ferry Pike, Nashville, Tennessee.

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.

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 18th day of December, 1984.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE

By _____
Trust Officer

INDUSTRIAL REALTY COMPANY

By _____
Ben C. Cavalier, Partner by
Margie Cavalier

By _____
Mary H. Barr, Partner

_____
Sara Meyer, Trustee

_____
Fred Fisher, by Sam Seligman as
his Attorney-in-Fact

_____
Ben C. Cavalier, by Margie
Cavalier as his Attorney-
in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, W S Hofstetter, a Notary Public in and for said County and State, the within named Sara Meyer, the bargainor(s), 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 18th day of December, 1984.

W S Hofstetter
Notary Public

My Commission Expires:
10/20/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, W S Hofstetter, a Notary Public in and for said County and State, the within named Ben C Cavalier and Mary H Bass, Partners d/b/a Industrial Realty Company, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that They executed the within instrument for the pruposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1984.

W S Hofstetter
Notary Public

My Commission Expires:
10/20/85

STATE OF TENNESSEE)

BOOK 6451 PAGE 985

COUNTY OF DAVIDSON)

On this 18th day of December, 1984, before me personally appeared Margie Cavalier, to me known to be the person who executed the foregoing deed in behalf of Ben C. Cavalier, and acknowledged that she executed the same as the free act and deed of said Ben C. Cavalier.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of December, 1984.

W. S. Hofstetter
Notary Public

My Commission Expires:

10/21/85

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The Actual consideration for this transfer or value of property (whichever is greater) is $600,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven E. Crook

Sworn to and subscribed before me this 18th day of December, 1984.

Michael S. Peek
Notary Public

My Commission Expires:

October 19, 1986

THIS INSTRUMENT WAS PREPARED BY:
William S. Hofstetter, Attorney
P. O. Box 150231
Nashville, Tennessee 37215

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) BOOK 6451 PAGE 986

On this 18th day of December, 1984, before me personally appeared Sam Seligman, to me known to be the person who executed the foregoing deed in behalf of Fred Fisher, and acknowledged that he executed the same as the free act and deed of said Fred Fisher.

Witness my hand and official seal at office in Nashville, Tennessee, this 18th day of December, 1984.

W. S. Hofstetter
Notary Public

My Commission Expires:
10/20/85

W. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, W. S. Hofstetter, a Notary Public of the State and County aforesaid, personally appeared Bob L Andrews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be VP & Sr Trust Officer of the First American National Bank of Nashville, Tennessee, the within named bargainor, a corporation, and that he as such Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President & Sr Trust Officer.

Witness my hand and seal, at office, in Nashville, Tennessee, this 18 day of December, 1984.

W. S. Hofstetter
Notary Public

My Commission Expires:
10/20/85

W. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I.7.1.1.2.3

IDENTIF. REFERENCE

DEC 18 4 16 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

12/18 1579.55- CHECK

5567

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6451 PAGE 987

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

600000.00- CAMT.
1560.00 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 1578.50-
6567A12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-1-2-3.

IDENTIF. REFERENCE

DEC 18 4 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94370