File 46

FORM NO. WD-1

BOOK 6468 PAGE 832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

James H. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 1-19-1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James D. Stubbs, Atty., 4343 Lebanon Road, Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lexington Ltd. (NAME)	SAME (NAME)	064-00-0 037.00
4777 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James H. Davis and wife, Shirley F. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lexington, Ltd. (a Limited Partnership), Lloyd H. Griffin and Real Estate Advisory & Development Corporation, Co-General Partners

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Tract No. 1: Being a certain parcel of land located in the 2nd (formerly the 4th) Civil District of Davidson County, Tennessee; BEGINNING at a point located in the northerly boundary line of the Fox Run Condominiums Property as recorded in Book 5171, Page 197, R.O.D.C., Tennessee; said point also being N 86°-17'-00" E - 451.00 feet from the easterly margin of Andrew Jackson Parkway; THENCE, leaving the said boundary line of Fox Run Condominium Property N 03°-19'-37" W - 246.42 Feet to a point located in the southerly boundary line of the James H. Davis property as recorded in Book 4331, Page 509, R.O.D.C., Tennessee; THENCE, with the said boundary line of Davis S 87°-10'-00" E - 270.00 feet to a point; THENCE, leaving the said Davis boundary line S 02°-50'-00" W - 90.00 feet to a point; THENCE, N 86°-17'-00" E - 38.38 feet to a point; THENCE, S 03°-43'-00" E - 126.20 feet to a point located in the aforementioned boundary line of Fox Run Condominium Property; THENCE, with the said boundary line of Fox Run Condominium Property S 86°-17'-00" W - 298.03 feet to the point of beginning. Containing 1.50 acres. BEING a portion of the same property conveyed to James H. Davis and wife, Shirley F. Davis by Thomas Byron Nixon and wife, Faye Nixon and recorded in Book 5810, Page 954, R.O.D.C., Tennessee.

TRACT NO. 2: BEING a certain parcel of land located in the 2nd (formerly the 4th) Civil District of Davidson County, Tennessee; BEGINNING at a point located in the northerly boundary line of the Fox Run Condominium Property as recorded in Book 5171, Page 197, R.O.D.C., Tennessee; said point also being N86°-17'-00" E - 749.03 feet from the easterly margin of Andrew Jackson Parkway; THENCE, leaving the said boundary line of Fox Run Condominium N 03°-43'-00" W - 126.20 feet to a point; THENCE, S 86°-17'-00" W - 38.38 feet to a point; THENCE, N 02-50'-00" E - 90.00 feet to a point in the southerly boundary line of the James H. Davis property as recorded in Book 4331, Page 509, R.O.D.C., Tennessee; THENCE, with the said boundary line of Davis S 87°-10'-00" E - 289.74 feet to a concrete monument situated in the westerly boundary line of the Gilbert S. Merritt Property as recorded in Book 1302, Page 218 R.O.D.C., Tennessee; THENCE, with the said boundary line of Merritt S 05°-32'-00" W - 184.96 feet to a concrete monument; said concrete monument

unimproved (X)
This is improved ( ) property, known as see above description - Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand at this 4th day of Jan, 1985

James H. Davis

Shirley F. Davis

BOOK 6468 PAGE 833

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Davis and wife, Shirley F. Davis

the bargainors, 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of January, 1985.

Commission Expires January 19, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES H. DAVIS and wife,
SHIRLEY F. DAVIS

TO
LEXINGTON, LTD., LLOYD H. GRIFFIN and REAL ESTATE ADVISORY & DEVELOPMENT CORP., CO-GENERAL PARTNERS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

being the northeast corner of the aforementioned Fox Run Condominium Property; THENCE, with the aforementioned northerly boundary line of the Fox Run Condominium Property S 86°-17'-00" W - - 230.00 feet to the point of beginning. Containing 1.18 acres. BEING a portion of the same property conveyed to James H. Davis and wife, Shirley F. Davis by Thomas Byron Nixon and wife, Faye Nixon and recorded in Book 5810, Page 954, R.O.D.C., Tennessee.

THIS conveyance is subject to all easements and restrictions of record.

CHECK 1365 01/07/85 156.00

1:7:49:54

IDENTIF. REFERENCE

JAN 7 9 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6468 PAGE 834

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

57500.00- CAMT.
149.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 156.00-
1365A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 4 9 5 4

IDENTIF. REFERENCE

JAN 7 8 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99044