WARRANTY DEED

Prepared by: WILLIAM P. JONES, KELLY & JONES

BOOK 6481 PAGE 758

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
20 ACADEMY PLACE, LTD.	SAME	93-11
(NAME)	(NAME)	216 Fee
28 Middleton Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(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, KEENE CONTRACTORS, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 20 ACADEMY PLACE, LTD., a Tennessee limited partnership,

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:

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 grantor by deed of record in Deed Book _____, Page _____, Register's Office, Davidson County, Tennessee.

I 7 9 3 4 4

IDENTIF. REFERENCE

JAN 25 2 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL EARL

unimproved ( )
This is improved (X) property, known as 20 Academy Place, Nashville, Tennessee 37210
(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 convenant 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, except as of record and we do further convenant 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.

Prepared by:
WILLIAM P. JONES
KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

Witness my hand _____ this 28th day of December, 19 84

KEENE CONTRACTORS, INC.

BY: Larry J. Lafferty, Pres
LARRY J. LAFFERTY, President

STATE OF TENNESSEE
County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 ____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Sumner County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LARRY J. LAFFERTY

~~and~~ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the President of ~~a corporation~~ KEENE CONTRACTORS, INC., the within named bargainor, a corporation, and that (he) as such President ~~(they)~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said LARRY J. LAFFERTY as such President., ~~and attesting the same by the said~~ _____ ~~as such~~ _____.

Witness my hand and official seal at office at Hendersonville, Tennessee, on this the 28th day of December, 19 84

My commission expires 8-13-88

Carolyn Shisler
Notary Public

STATE OF TENNESSEE
County of Sumner }

FORM 11-77

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 19 84

Carolyn Shisler
Notary Public

My commission expires 8-13-88

(AFFIX SEAL)

5006 01/25 396.50- CHECK

WARRANTY DEED

FROM
KEENE CONTRACTORS, INC.

TO
20 ACADEMY PLACE, LTD., a Tennessee limited partnership

Prepared by:
WILLIAM P. JONES, KELLY & JONES
629 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(615) 824-3703

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

RECEIVED OF _____

FOR BOOK 6481 PAGE 760

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
			50000.00-	CAMT.
			390.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 396.50-
6606A01			1/25/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E7934 4

IDENTIF. REFERENCE

JAN 25 2 57 PM 85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 104146