File Box 3

FORM No. WD-1

BOOK 6493 PAGE 236

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

J. Gregory Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF February, 1985.

Notary Public

MY COMMISSION EXPIRES: 10-19-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Gregory Hale	"SAME"	MAP 86-1
(NAME)	(NAME)	Parcel 85
2209 State Street, Suite 4		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40-32401
Nashville, TN 37203		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert G. Waters doing business as Hermitage Professional Mall, a Sole Proprietorship, formerly Hermitage Professional Mall, a Partnership; and Judy Waters HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J P S Properties, a Joint Venture, composed of J. Gregory Hale, Peter Weiss and Stephen Heins 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.

Being Lot No. 1 of the Resubdivision of Lot No. 2 on the Plat of Hermitage Professional Mall, according to a survey by Michael V. Holmes, Surveyor, dated November 22, 1978 of record in Plat Book 5210, Page 143, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description thereof.

Being the same property conveyed to Robert G. Waters and James L. Fortner, II by Quitclaim Deed from John A. Brown, Charles A. Burdeshaw, Van Stanley, Jr. and Jerry Kemp by instruments of record in Book 5706, Page 654, Book 5706, Page 653, Book 5756, Page 173 and Book 5756, Page 174, respectively; all of record in Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Fortner II, Robert G. Waters, and Robert T. Winfree doing business as Hermitage Professional Mall, by deed of record in Book 6131, Page 6, Register's Office for Davidson County, Tennessee.

James L. Fortner II and Robert Winfree having since conveyed their complete interest to said Partnership and real property by Deeds of record in Book 6493, Page 234, said Register's Office.
6493, 232

This is unimproved ( ) improved (X) property, known as 105 Bonnabrook Drive (House Number) (Street) Hermitage, Tenn. 37176 (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 heir 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 covey 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 this 7th day of February, 19 85

Robert G. Waters doing business as Hermitage Professional Mall, a Sole Proprietorship
By: Robert G. Waters
Robert G. Waters

Judy Waters
Judy Waters

Judy Waters joining in this Conveyance to convey any and all rights she may have to said property.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Robert G. Waters doing business as Hermitage Professional Mall, a Sole Proprietorship and Judy Waters

the bargainor s, 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 7th day of February, 85

Commission expires My Commission Expires January 18, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath / himself) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they) (he) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Robert G. Waters, doing business as Hermitage Professional Mall, a Sole Proprietorship and Judy Waters

TO

J. Gregory Hale, Trustee

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I: 83340

IDENTIF. REFERENCE

FEB 15 10 36 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

02/13 1456

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

RECEIVED OF _____

FOR _____

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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

480000.00- CAMT.
1248.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1254.50-
1456A02/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 3 4 0

IDENTIF. REFERENCE

FEB 15 10 36 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108837