Box 37
BWood



| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Southern Hospitality Corp.<br>P.O. Box 48<br>Nashville, Tennessee 37202 | SAME | 19-14<br><br>Parcel 11 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Roy C. Flowers, an unmarried individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Southern Hospitality Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters as shown on the Plan of Record in Book 6200, page 180, Register's Office for Davidson County, Tennessee.

3. An easement for sanitary sewer and water line, including an agreement as to maintenance, of record in Book 6382, page 759, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

David S. McDavid
Affiant

Subscribed and sworn to before me this 8th day of May, 1985.

Cheryl Morris
Notary Public
My Commission Expires: 9-13-87

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, Grantee's 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 except as set forth hereinabove.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of May, ~~1985~~.

Roy C. Flowers

ROY C. FLOWERS, unmarried

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cheryl J. McCrary, a Notary Public in and for said County and State, the within named Roy C. Flowers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of May, 1985.

Cheryl J. McCrary

Notary Public

My Commission Expires: 10-28-87

EXHIBIT A

Warranty Deed from Roy C. Flowers to Southern Hospitality Corporation

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee for the City of Goodlettsville being Lot No. 2 on the plat of Northgate Park, Section 14 as of record in Book 6200, page 180, Register's Office of Davidson County, Tennessee and being more fully described according to the survey of Ragan, Smith, Murphy and Associates, Inc. dated May 6, 1985 as follows:

Beginning at an existing iron pin on the western right-of-way line of Long Hollow Pike (a 84 foot wide road) that is the south property corner of this tract and the east property corner of Northgate Park, Section 14, Lot No. 3 as of record in Plat Book 6200, page 180, Register's Office of Davidson County, Tennessee. Said point being northeast 215.00 feet as measured along the western right-of-way line of said road from the east end of the northeast return curve at the intersection of Long Hollow Pike and East Cedar Street (a 60 foot wide road), and proceeding as follows:

1. With the common property line of Section 14, Lot No. 3 and this tract and leaving the western right-of-way line of Long Hollow Pike, N 46°52'52" W 253.86 feet to an existing iron pin. Said point is in the eastern line of Northgate Park, Section 11, Lot No. 1 as of record in Plat Book 6250, page 114, R.O.D.C., Tennessee. Also being the north property corner of Section 14, Lot No. 3 and the west property corner of this tract; thence,

2. With the common property line of Section 11, Lot No. 1 and this tract, N 38°41'35" E 139.32 feet to an existing iron pin. Said point is the west property corner of Northgate Park, Section 13, Revised, Lot No. 1 as of record in Plat Book 6200, page 178, R.O.D.C., Tennessee and the north property corner of this tract; thence,

3. With the common property line of Section 13, Revised, Lot No. 1 and this tract, S 55°12'58" E 249.39 feet to an existing iron pin on the western right-of-way line of Long Hollow Pike. Said point is the south property corner of Section 13, Revised, Lot No. 1 and the east property corner of this tract; thence,

4. With the western right-of-way line of said road, S 34°51'56" W 31.91 feet to an existing highway monument at the start of a curve; thence,

5. With a 1390.39 foot radius curve to the right a length of 144.05 feet to the point of beginning. Said curve has a chord bearing and of S 37°50'01" W 143.987 feet and containing 39,850 square feet or 0.92 acres, more or less.

Being a part of the property conveyed to Roy C. Flowers by deed of record in Book 5216, page 407 and Book 5358, page 95, R.O.D.C., Tennessee.

J 0 2 9 5 3
IDENTIF. REFERENCE
MAY 8 2 51 PM '85
DAVIDSON COUNTY, TN
3946

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6552 PAGE 202

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 275000.CO- | CAMT. |
| | | | 715.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 9.00- | MAMT. |
| | | VD | 9.00 | MAMT. |
| | | | 9.00 | WDEED |
| | | | CHECK | 724.50- |
| | | 6846A05/08/85 | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J0295 3

IDENTIF. REFERENCE

MAY 8 2 51 PM '85

DAVIDSON COUNTY, TN

**No. 132579**