BOOK 6567 PAGE 408

J 0 8 3 1 5

900 DIVISION STREET
NASHVILLE, TN
BBSJR:dd
5/27/85

IDENTIF. REFERENCE

MAY 29 | 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM: JAMES V. HUNT AND WIFE, SALLY B. HUNT

TO: 900 DIVISION VENTURE, a Tennessee general partnership

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
900 Division Venture	SAME	MAP 93-14
c/o Terrence L. Cobb		PARCEL 572
900 Division Street		FB 08W07390
Nashville, TN 37203		

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., WHITE & REASOR
3305 WEST END AVENUE, NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

AFFIANT

SUBSCRIBED and sworn to before me, this 29th day of May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES V. HUNT, and wife, SALLY B. HUNT, hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto 900 DIVISION VENTURE, a Tennessee general partnership, hereinafter called "Grantee," its successors and assigns, certain real estate in Davidson County, Tennessee ("Property"), as follows:

THE PROPERTY IS DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

85/06 387.50- CHECK

2388

This is improved property, known as 900 Division Street, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

Taxes for the year 1985, which have been prorated and assumed by the Grantee.

Grantors further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 29th day of May, 1985.

"GRANTORS"

JAMES V. HUNT

SALLY B. HUNT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Hunt, 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 seal, at office in Nashville, Tennessee, this 29th day of May, 1985.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sally B. Hunt, the bargainor, 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 seal, at office in Nashville, Tennessee, this 29th day of May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-18-87

900 DIVISION STREET
NASHVILLE, TN
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EXHIBIT "A"

LEGAL DESCRIPTION

Being Lot No. 1 on the Plan of Section Sixty-Eight, Edgehill Estates, of record in Book 4595, Page 156, Register's Office for Davidson County.

BEGINNING at an iron pin in the northwesterly margin of 9th Avenue South, as relocated; thence with the margin of said Avenue around a curve to the right with a radius of 325 feet, a distance of 120 feet to a concrete monument at the beginning of a curve; thence around said curve to the right with a radius of 25 feet, a distance of 39.48 feet to an iron pin in the northeast margin of Division Street; thence with the margin of said street, North 49 degrees 28' 15" West, 95 feet to a concrete monument at the beginning of a curve; thence around said curve to the right, with a radius of 20 feet, a distance of 31.42 feet to a concrete monument in the southeasterly margin of Alley 231; thence with the margin of said alley, North 40 degrees 31' 45" East, 2.5 feet to an iron pin at the beginning of a curve; thence around said curve to the left and with the margin of said alley, Northerly 69.87 feet to an iron pin; thence leaving said alley, South 71 degrees 06' 34" East, 140 feet to the point of beginning.

BEING the same property conveyed to James V. Hunt by Deed from Jerry F. Law and Robert Law, dated September 13, 1982, recorded September 13, 1982, in Book 5936, Page 489, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Restrictive Covenants contained in an instrument of record in Book 4220, Page 723, said Register's Office;

2. Restrictive Covenants contained in an instrument of record in Book 4736, Page 57, said Register's Office;

3. Setback lines, easements, and limitations as shown on Plat Book 4595, Page 156, said Register's Office; and,

4. Easement for public utility in Book 4659, Page 7, said Register's Office.

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

375000.00- CAMT.
975.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 987.50-
2388A05/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10831.5

IDENTIF. REFERENCE

MAY 29 1 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138965