BOOK 6577 PAGE 302

WARRANTY DEED

FROM: Harold Wallace and Jean Landon Wallace, Grantor(s)

TO: T & B Associates, a partnership Grantee(s)

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows: PO Box 23328 Nashville, Tn. 37202

Send Tax Bills To: Same

Map-Parcel Numbers
133-5-86

Field Book Numbers
6DA-38445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Thousand Dollars ($120,000.00).

R E Torbert
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7a day of June, 1985.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Harold Wallace and Jean Landon Wallace, Grantor(s) have bargained and sold, and by these presents do transfer and convey unto the said T & B Associates, a Tennessee general partnership composed of Robert E. Torbert, Sr. and Richard L. Bray, as Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 6th Civil District of Davidson County, Tennessee, being part of Reserve Parcel "A" on the plan of Allied Industrial Park Subdivision, Section 5, of record in Book 3842, page 175, of the Register's Office for said County, being Lot No. 14-F of Resubdivision of Reserve Parcel A, Allied Industrial Park, being more particularly described as follows:
>
> BEGINNING at a point in the westerly right-of-way margin of Keystone Drive, said point being 316.64 feet more or less from the westerly right-of-way margin of McNally Drive (Keystone Drive also being known as Keystone Avenue) and being further described as the northeasterly corner of Lot 14-E as recorded in Book 4350, page 173, Register's Office for said

County; thence with the north line of said Lot 14-E, north 87 degrees 21 minutes 0 seconds west 334.81 feet to a point; thence running north 02 degrees 39 minutes 0 seconds east 246.38 feet to a point; thence running south 85 degrees 46 minutes 30 seconds east 341.46 feet to a point in the westerly right-of-way margin of Keystone Avenue; thence with the westerly right-of-way margin of Keystone Avenue, south 04 degrees 13 minutes 30 seconds west 237.09 feet to the point of beginning.

Being the same property conveyed to Harold Wallace and Jean Landon Wallace as tenants in common by deed from Claire Lee Burson and husband Kenneth L. Burson of record in Book 5247, page 615, Register's Office for said county, and rerecorded concurrently herewith.

This is unimproved property, known as 3723 Keystone Drive, Nashville, Tennessee.

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(s), its successors, and assigns, forever.

And Grantor(s) do covenant with the said Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor(s) do further covenant and bind Grantor(s), their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee(s), its successors, and assigns against the lawful claims of all persons whomsoever and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 7th day of June, 1985.

Harold Wallace
HAROLD WALLACE

Jean Landon Wallace
JEAN LANDON WALLACE

Harold Wallace and Jean Landon Wallace are husband and wife.

H.W. J.L.W.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, HAROLD WALLACE, 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, Tennessee, this 7 day of June, 1985.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Luckett, a Notary Public of said County and State, JEAN LANDON WALLACE, 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 official seal at Nashville, Tennessee, this 7th day of June, 1985.

Barbara Luckett
Notary Public

My Commission Expires: 10-19-86

J. I. 13.28

IDENTIF. REFERENCE

JUN 7 A 10 PM 1985

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RNB/6-6-85

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

RECEIVED OF _____

FOR _____

BOOK 6577 PAGE 305

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00- CAMT.	
			312.00 CSTAX	
			.60 PRFEE	
			6.00 WDEED	
			3.00 WDEED	
			CHECK	321.50-
6091	A	06/07/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 1 3 2 6

IDENTIF. REFERENCE

Jun 7 4 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142564