BOOK 6612 PAGE 887

FILE IN BOX #4
MAP 172 Part of Parcel 83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 320,000.00 .

Affiant

Subscribed and sworn to before me this the 18th day of July, 1985.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN. 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Philhall Corp.	"OWNER"
(Name)	(Name)
2910 Kraft Drive	
(Street Address)	(Street Address)
Nashville, Tennessee 37204	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, HUNTER'S BRANCH DEVELOPMENT, INC., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILHALL CORP., a Tennessee Corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lots Nos. 1 through and including Lot No. 10 and Lots Nos. 136 through and including Lot No. 157 on the Plan of Hunters Branch, Section One, Planned Unit Development, of record in Book 6250, Page 513, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING part of the same property conveyed to Hunter's Branch Development, Inc., by Deed from Georgia Jones Rice, a widow, of record in Book 6315, Page 337, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hunters Branch, Section One; and including the requirement that all owners of lots in Hunters Branch, Section One, be members of the Hunter's Branch Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hunters Branch, Section One, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to

07/87 638.50 CHECK

449

such common property (designated "Common Area" on the Plan of Hunters Branch, Section One) is vested in Hunter's Branch Homeowners' Association for the common enjoyment of all members of said Association.

4. Taxes for the current year which have been prorated and paid by the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, Hunter's Branch Development, Inc., has caused its name to be affixed hereto by its duly authorized officer, on this 18th day of July, 1985.

HUNTER'S BRANCH DEVELOPMENT, INC.

BY: _____
EUGENE T. COLLINS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared EUGENE T, COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of the HUNTER'S BRANCH DEVELOPMENT, INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said EUGENE T. COLLINS, as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of July, 1985.

My Commission Expires: 2/19/88

_____
Notary Public

WARRANTY DEED J 22887

FROM

T
IDENTIF. REFERENCE

HUNTER'S BRANCH DEVELOPMENT, INC.

TO

PHILHALL CORP.

JUL 29 2 34 PM '85
REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

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

320000.00- CAMT.
832.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 838.50-
0449A07/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 8 8 7

IDENTIF. REFERENCE

JUL 23 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156582