THIS INSTRUMENT PREPARED BY:

George G. Spanos
A. G. Spanos Construction, Inc.
1341 W. Robinhood Drive
Stockton, CA 95207

AFTER RECORDING RETURN TO:

Morton M. Poznak, Esq.
Schwartz & Freeman
401 N. Michigan, Suite 3400
Chicago, IL 60611

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
The actual consideration for this transfer is $165,000.00
x Deana L. Montgomery
Signed this 14th day of August, 1985

NOTARY PUBLIC/My Commission Expires: 11/1/87

NOTARY PUBLIC BLACK STATE OF TENNESSEE AT LARGE

ADDRESS NEW OWNER:

Dover Glen Associates
c/o Morton M. Poznak, Esq.
Schwartz & Freeman
401 N. Michigan, Suite 3400
Chicago, IL 60611

SEND TAX BILLS TO:

Same

MAP & PAR NOS.

Map 149
Parcel 284, 285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, A. G. SPANOS CONSTRUCTION, INC, a California Corporation, authorized to do business in Tennessee as A. G. SPANOS CONSTRUCTION, INC., has bargained and sold, and by these presents does transfer and convey unto the said DOVER GLEN ASSOCIATES, an Illinois limited partnership, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference.

This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B hereto.

The contract of sale entered into August 13, 1984 between Grantor and Grantee shall survive the closing and delivery of this Deed.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said tracts or parcels of land in fee simple; has a good right to convey it, and the same are unencumbered, except as set forth in Exhibit B.

7251

And Grantor does further covenant and bind itself, its successor and representatives, to warrant and forever defend the title to the tracts or parcels of land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of July, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A. G. SPANOS CONSTRUCTION, INC.,
a California corporation

By _____

State of CALIFORNIA
County of SAN JOAQUIN } ss.

On this the 23rd day of July 1985, before me,

May S. Moore,

the undersigned Notary Public, personally appeared

George G. Spanos,

☐ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as Vice President or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

_____
Notary's Signature

OFFICIAL SEAL
MAY S. MOORE
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
My Comm. Expires Feb. 10, 1987

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • Woodland Hills, CA 91364

CORPORATE ACKNOWLEDGMENT FORM 7120052

RUSH

28409

IDENTIFICATION REFERENCE

AUG 14 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

PROPERTY DESCRIPTION

Lot One - Dover Glen

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being lot one of the Dover Glen Subdivision as of record Plat Book 6250, Page 281, R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a concrete monument situated in the southerly margin of Murfreesboro Pike, U.S. Highway 41, said point also being the northeast corner of the Ellis subdivision;

Thence, S 49°44'25" E, a distance of 362.37 feet to a point;

Thence, S 49°36'48" E, a distance of 24.03 feet to a point marking the beginning of a curve to the right;

Thence, around said curve having a central angle of 90.00' a radius of 50.00 feet, a total length of 78.54 feet to a point;

Thence, around a curve to the right having a central angle of 41°03'47", a radius of 721.41 feet a total length of 517.02 feet to a point;

Thence, S 81°26'59" W, a distance of 200.39 feet to a point marking the beginning og a curve to the left;

Thence, around said curve to the left having a central angle of 11°07'29", a radius of 1046.82 feet, a total length of 203.25 feet to a point;

Thence, S 70°19'30" W, a distance of 700.89 feet to a point marking the beginning of a curve to the right;

Thence, around said curve having a central angle of 31°07'53" a radius of 357.90 feet, a total length of 194.46 feet to a point;

Thence, around a curve to the right having a central angle of 89°19'04", a radius of 50.00 feet, a total length of 77.94 feet to a point;

Thence, around a curve to the right having a central angle of 25°51'35", a radius of 1350.00 feet, a total length of 609.30 feet to a point;

Thence, S 87°06'39" E, a distance of 520.00 feet to a point;

Thence, N 29°59'28" E, a distance of 276.67 feet to a point;

Thence, S 45°12'04" E, a distance of 414.01 feet to a point;

Thence, N 31°28'09" E, a distance of 432.01 feet to the point of beginning and containing 15.96 acres of land more or less.

PROPERTY DESCRIPTION BOOK6630PAGE 8

Lot Two - Dover Glen

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being lot two of the Dover Glen Subdivision as of record in Plat Book 6250, Page 281, R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southerly margin of Dover Glen Drive, said point being 408.21 feet more or less south of the southerly margin of Murfreesboro Pike;

Thence, S 37°21'10" E, a distance of 160.07 feet to a point;

Thence, S 22°54'52" W, a distance of 90,00 feet to a point;

Thence, S 01°59'33" E, a distance of 99.22 feet to a point;

Thence, S 89°57'06" W, a distance of 110.16 feet to a point;

Thence, S 57°06'22" W, a distance of 1,121.00 feet to a point;

Thence, N 07°27'36" E, a distance of 57.42 feet to a point;

Thence, N 86°55'11" W, a distance of 490.00 feet to a point;

Thence, around a curve to the right having a central angle of 17°22'03", a radius of 1350.00 feet, a total length of 409.21 feet to a point;

Thence, around a curve to the right having a central angle of 95°59'53", a radius of 50.00 feet, a total length of 83.77 feet to a point;

Thence, around a curve to the left having a central angle of 29°49'18", a radius of 407.90 feet, a total length of 212.31 feet to a point;

Thence, N 70°19'30" E, a distance of 700.89 feet to a point marking the beginning of a curve to the right;

Thence, around said curve having a central angle of 11°07'29", a radius of 996.82 feet, a total length of 193.55 feet to a point;

Thence, N 81°26'59" E, a distance of 200,39 feet to a point marking the beginning of a curve to the left;

Thence, around said curve having a central angle of 14°27'26", a radius of 771.41 feet, a total length of 194.13 feet to the point of beginning and containing 16.96 acres of land more or less.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6630 PAGE 9

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
			765000.00- CAMT, 1989.00 CSTAX .50 PRFEE 12.00 WDED CHECK 2011.50- 7251A08/14/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28409

IDENTIFICATION REFERENCE

AUG 14 10 39 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163208