ADDRESS NEW OWNER:
L. G. S. Partners
100 Heather Place
Brentwood, TN 37027

SEND TAX BILLS TO:
L. G. S. Partners
100 Heather Place
Brentwood, TN 37027

MAP / PARCEL NOS:
83-11
16

BOOK 5644 PAGE 96

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, JAMES R. PHILLIPS, CONSERVATOR OF REBECCA PHILLIPS BOSTICK, has bargained and sold and by these presents does transfer and convey unto the Grantee, L. G. S. Partners, a partnership, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 113 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 113 fronts 135 feet on the northerly margin of Sky View Drive, as measured around a curve, and runs back between lines, 104 feet on the easterly line and 149 feet on the westerly line to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to C.R. Bostick and wife, Rebecca Phillips Bostick, by deed from I.B. Hickam and wife, Tommie Hickam, of record in Book 2743, page 271, said Register's Office, the said C.R. Bostick having since died. Under proceedings in the Conservatorship of Rebecca P. Bostick, No. 75884 in the Probate Court of Davidson County, Tennessee, James R. Phillips, Conservator of Rebecca P. Bostick (who is one and the same person as Rebecca Phillips Bostick), was authorized to sell the property herein conveyed.

This is unimproved property known as 605 Sky View Drive, Nashville, TN 37206.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1985 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And the Grantor, as Conservator aforesaid, covenants with the Grantee that the said Rebecca Phillips Bostick is lawfully seized and possessed of said land in fee simple, that he, as Conservator, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of August, 1985.

James R. Phillips, Conservator of
Rebecca Phillips Bostick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 1985, before me personally appeared JAMES R. PHILLIPS, CONSERVATOR OF REBECCA PHILLIPS BOSTICK, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as such Conservator. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 11/1/87.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $11,500.00.

32857

Affiant

Sworn to and subscribed before me this 29th day of August, 1985.

My commission expires 11/1/87 IDENTIFICATION REFERENCE

Notary Public

Aug 30 11 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

INSTRUMENT PREPARED BY: THOMAS, SUMMERS & ARCHER
300 James Robertson Parkway
Nashville, TN 37201

3226

OFFICIAL RECEIPT

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

BOOK 6614 PAGE 97

RECEIVED OF _____

FOR _____

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

11500.00- CONT.
29.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 36.40-
2626A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3285 7.

IDENTIFICATION REFERENCE

Aug 30 11 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168469