80437

BOOK 5644 PAGE 301

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
A, H & R Realty Company 2143 Belcourt NASH TN	SAME	Map 104-7 Parcel 516

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Miller/Wihry, Inc. formerly known as Miller, Wihry & Lee, Inc., a Kentucky corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said A, H & R Realty Company, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $319,149.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 1985.

Notary Public
My Commission Expires: 10-19-86

This is improved property, known as 2143 Belcourt Avenue, Nashville, Tennessee.

7457

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of August, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Miller/Wihry, Inc. formerly known as Miller, Wihry & Lee, Inc.

By: John A. Miller
John Miller, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Peter H. Curry, a Notary Public of the State and County aforesaid, personally appeared John Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Miller/Wihry, Inc. formerly known as Miller, Wihry & Lee, Inc., the within named bargainor, a corporation; and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 30th day of August, 1985.

Peter H. Curry
Notary Public
My Commission Expires: 10-19-86

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 59 feet 6 inches of Lot No. 8 on the Plan of E.C. Scruggs Subdivision of the John C. Burch Orchard Tract, and the Read Tract, as of record in Book 57, page 114, Register's Office for said County.

Said part of Lot No. 8 fronts 59 feet 6 inches on the southerly side of Belcourt Avenue (formerly Carlton Avenue) and runs back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Miller, Wihry & Lee, Inc., a Kentucky Corporation by deed from Charles C. Trabue, III, Trustee, of record in Book 5086, page 449, Register's Office for said County. The said Miller , Wihry & Lee, Inc., a Kentucky Corporation having changed its name to Miller/Wihry, Inc. by amendment to its charter.

32905
IDENTIFI REFERENCE
AUG 30 1 34 PM '05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6644 PAGE 304

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

319149.00- CAMT.
829.66 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 839.16-
2677A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32905

IDENTIFICATION REFERENCE

AUG 30 1 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168518