FORM NO. WD-1

BOOK 6648 PAGE 305

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF August, 1985

Notary Public

MY COMMISSION EXPIRES: 1-19-1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JAMES D. STUBBS, ATTORNEY, 4343 LEBANON RD., HERMITAGE, TENNESSEE 37076

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail W. Griffin (NAME)	SAME (NAME)	064-00-0 087.00
940 Old Fountain Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lexington Ltd., Lloyd H. Griffin and Real Estate Advisory & Development Corporation, Co-General Partners (a Tennessee Limited Partnership)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gail W. Griffin, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BUILDING Envelope 104 of Lexington Ltd., Phase I, of record in Book 6250, Page 340, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Building Envelope.

BEING a part of the property conveyed to Lexington Ltd., by deed from James H. Davis and wife, Shirley F. Davis, of record in Book 6210, Page 257, Register's Office for Davidson County, Tennessee.

CONVEYANCE of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, Page 340, said Register's Office, shows Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a building envelope which is a part of Lexington Ltd., a Limited Partnership, established pursuant to the laws of the State of Tennessee pertaining thereto, as the same are set out in the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6503, Page 20, said Register's Office; also subject to easements, rights and interests in favor of other Unit Owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the Regime and building thereon; and subject also, without limitations, to all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 6503, Page 1, said Register's Office; (3) Taxes for the current year which have been prorated, and the payment of which has been assumed by Grantee.

unimproved X
This is improved ( ) property, known as 104 Keeneland, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 6th day of August, 19 85

Lloyd H. Griffin, Co-General Partner of Lexington Ltd.,

Real Estate Advisory & Development Corporation, Co-General Partner of Lexington, Ltd.

BY Lloyd H. Griffin, President

BOOK 6648 PAGE 306

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, James D. Stubbs a Notary Public in and for the State and County aforesaid, personally appeared Lloyd H. Griffin

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Real Estate Advisory & Development Corp., Co-General Partner of Lexington Ltd., the within named bargainor, a Tennessee Limited Partnership a ~~corporation~~, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership ~~corporation~~ by himself as President of Real Estate Advisory & Development Corp., its Co-General Partner.

Witness my hand and official seal at Hermitage, Tennessee, this 6th day of August 19 85.

Commission Expires 1-19-1988 James D. Stubbs Notary Public

WARRANTY DEED

FROM

LEXINGTON, LTD.

TO

GAIL W. GRIFFIN, a married woman

34061

IDENTIF REFERENCE

SEP 5 11 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, James D. Stubbs, A Notary Public in and for the State and County aforesaid, personally appeared Lloyd H. Griffin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Co-General Partner of Lexington, Ltd., the within bargainor, a Tennessee Limited Partnership, and that he as such Co-General Partner, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself as Co-General Partner of Lexington, Ltd.

Witness my hand and seal at Hermitage, Tennessee, this 6th day of August, 1985.

James D. Stubbs
Notary Public

My Commission Expires: 1-19-1988

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6648 PAGE 307

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

24300.00- CAMT.
63.18 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 69.68-
4022A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3406 I.

IDENTIFICATION REFERENCE

SEP 5 11 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169825