File #4011 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6653 PAGE 609

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN F. FLOR (NAME)	ZEITLIN FINANCIAL SERVICES, INC. (NAME)	Map 104-13
3813 Rolland Road (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 107
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	7DA-7290

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, J. RONALD GROSECLOSE and WILLIAM E. LEWIS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN F. FLOR and wife, STEPHANIE M. FLOR

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

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 2 and the westerly 50 feet of Lot No. 3 on the Plan of Abraham's Subdivision of Lot No. 22, of Block "L", Whitland Realty Company's Subdivision as of record in Book 547, page 87, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Rolland Road 25 feet westerly from the northeast corner of said Lot 2; thence easterly, with said margin of said Road, 75 feet to a point 50 feet westerly from the northeast corner of said lot No. 3; thence southerly parallel with the line of said lot 3; thence westerly 50 feet to the southeast corner of Lot No. 8 on the said plan; thence northerly, with the rear of Lot 8, 50 feet to the corner of Lots 2 and 8; thence westerly, with line between lots 2 and 8, 25 feet; thence northerly parallel with the line between said lots 2 and 3, 200 feet, more or less to the beginning.

Together with an easement for the use and maintenance of an asphalt and gravel drive and a garage as described in an instrument of record in Book 6064, page 763, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Ronald Groseclose and William E. Lewis, Jr. by deed from Larry H. Snedeker and wife, Candice H. Snedeker of record in Book 6064, page 755, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1985 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5500, page 632, and Book 6064, page 763, Register's OFfice for Davidson County, Tennessee; (3) All matters appearing on the plan of record in Plat Book 547, page 87, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 3813 Rolland Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of September, 1985

J. RONALD GROSECLOSE

WILLIAM E. LEWIS, JR.

STATE OF TENNESSEE

BOOK 6953 PAGE 610

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor s J. RONALD GROSECLOSE and WILLIAM E. LEWIS, JR.

the bargainor s _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

3573.34

IDENTIFICATION REFERENCE

SEP 12 8 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

3364 WARRANTY DEED

FROM

J. RONALD GROSECLOSE and
WILLIAM E. LEWIS, JR.

TO

JOHN F. FLOR and wife,
STEPHANIE M. FLOR

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 611

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2100[illegible].00- CAPIT.
546.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 552.50-
6064A09/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3573 4.

IDENTIFICATION REFERENCE

Sep 12 8 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171811