Send Tax Bills To: Geotek Enterprises
2720 Nolensville Rd
Nashville, TN
Zip: 37211

BOOK 6655 PAGE 364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND, SIX HUNDRED SEVENTY-TWO AND NO/100 ($107,672.00) DOLLARS, to be paid as hereinafter set forth, I, EILEEN KOLTOWICH, a widow, have this day bargained and sold and by these presents do hereby transfer and convey unto LOUIS MISHU AND RONALD A. JONES, d/b/a GEOTEK ENTERPRISES, their heirs and assigns, all of my estate, right, title, interest and claim, same being a 1/3 undivided interest, in and to the following described land situated in Davidson County, Tennessee, as follows:

TRACT #1: Situated in the Sixth (formerly the Ninth) Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the easterly margin of Logan Avenue, 125 feet south of the southwest corner of the property conveyed to Nat Elder and wife, of record in Book 371, Page 40, Register's Office for Davidson County, Tennessee, Mrs. Eugenia Verlin's southwest corner; thence southwardly with the easterly margin of Logan Avenue 50 feet to a point, the southwest corner of the property herein described; thence eastwardly 160 feet, more or less, to the old line of the Timmons land; thence northwardly with said line 50 feet to a point, Mrs. Eugenia Verlin's southeast corner; thence westwardly with Mrs. Verlin's southerly line 160 feet, more or less, to the point of beginning.

TRACT #2: Situated in the Sixth (formerly the Ninth) Civil District of said County, being part of a 24.5 acre tract shown on Plan of record in Plan Book 3, Page 14, Chancery Court at Nashville, described as follows:

BEGINNING at the southeast corner of the property conveyed to Florine H. Linder, described above, said point being 160 feet east of the easterly margin of Logan Avenue, thence with said Linder's easterly line northwardly 50 feet; thence at right angles eastwardly 100 feet; thence at right angles southwardly 50 feet;

THIS INSTRUMENT WAS PREPARED BY
HARSH & KELLY GALLATIN, TENNESSEE

thence at right angles westwardly 100 feet to the beginning.

BEING the same land conveyed by Scott E. Cobb, et al to J. K. M. Enterprises, Inc. by deed dated October 21, 1980, and of record in Book 5668, Page 802, in the Register's Office of Davidson County, Tennessee. Known as 2854 Logan.



TRACT #3: Situated in the Sixth (formerly the 9th) Civil District of Davidson County, Tennessee, being a part of the J. S. Logan tract of land described as follows:

BEGINNING at a point on the easterly margin of Logan Avenue, 150 feet north of the northeast corner of Thompson Lane (previously referred to as Timmons Avenue), the northwest corner of the property conveyed to Maggie Logan Elder by deed from Malissa Logan of record in Book 566, Page 137, Register's Office for said County; thence northwardly with the easterly margin of said Logan Avenue, 75 feet, more or less, to the southwest corner of the property conveyed to Walter H. Legraff and wife by deed from Malissa Logan of record in Book 682, Page 556, said Register's Office; thence eastwardly with the southerly line of said lot, 160 feet, more or less, to the westerly line of the Old Timmons tract of land, the southeast corner of said Legraff lot; thence southwardly with the line of said Timmons tract, 75 feet to the northeast corner of said Maggie Logan Elder property; thence westwardly with her northerly line, 160 feet, more or less, to the beginning. Known as 2860 Logan

TRACT #4: Land in the Sixth (formerly the 9th) Civil District of Davidson County, Tennessee, being part of the J. S. Logan Tract, described as follows:

BEGINNING at the northeast corner of Thompson Lane (formerly referred to as Timmons Avenue) and Logan Avenue, thence with the easterly margin of Logan Avenue northwardly 150 feet to the southwest corner of the property conveyed to Miss Malissa Logan, by deed from Mrs. Medora Waller of record in Book 567, Page 97, Register's Office for said County; thence with her southerly line eastwardly 80 feet; thence southwardly 152 feet, more or less, to the northerly margin of Thompson Lane; thence with said Lane westwardly 80 feet to the beginning. Known as 206 Thompson Lane.

TRACTS #3 and 4 hereinabove described being the same property conveyed to JKM Enterprises by Quitclaim Deed from Richard E. Norman, Jr., Trustee of record in Book 5340, Page 20, Register's Office for Davidson County, Tennessee.

TRACT #5: BEING a tract of land in the Sixth (formerly the 9th) Civil District of Davidson County, Tennessee, described as follows:

BEING part of a 24.5 acre tract shown on the Plan in Plan Book 3, Page 14, Chancery Court at Nashville, described as follows:



BEGINNING on the northerly margin of Thompson Lane, formerly Timmons Avenue, at a point 160 feet east of the easterly margin of Logan Avenue, said point being the westerly line of said 24.5 acre tract; thence with said line northwardly 225 feet, more or less, to the southwest corner of the property conveyed to Joseph C. Adams and wife by deed from F. R. Hester and wife of record in Book 1238, Page 415, said Register's Office; thence with the southerly line of same eastwardly 100 feet to their southeast corner; thence at right angles southwardly 225 feet, more or less, to the northerly margin of Thompson Lane; thence with said Lane, westwardly 100 feet to the beginning. Known as 202 Thompson Lane.

BEING the same property conveyed to JKM Enterprises by Quitclaim Deed from Richard E. Norman, Jr., Trustee, of record in Book 5340, Page 23, said Register's Office.

TRACT #6: Land in the Sixth (formerly the Ninth) Civil District of Davidson County, Tennessee, being part of the J. S. Logan tract of land, described as follows:

BEGINNING at the northerly margin of Timmons Avenue at a point 80 feet east of the easterly margin of Logan Avenue, said point being the southeast corner of the property conveyed to Louis R. Allen and wife, by deed from Myrtle Gardner Yates of record in Book 1085, Page 396, said Register's Office; thence with said Allen's easterly line, northwardly 152 feet, more or less, to the southerly line of the property conveyed to Miss Malissa Logan by deed from Mrs. Medora Waller of record in Book 567, Page 97, said Register's Office; thence with her southerly line, eastwardly 80 feet to the westerly line of the Old Timmons tract of land; thence with said line, southwardly 154 feet to the northerly margin of Timmons Avenue; thence with the Avenue, westwardly 80 feet, more or less, to the beginning. Known as 204 Thompson Lane.

BEING the same land conveyed to J.K.M., a partnership, by deed from Terry A. Owen and Julia Renee Owen Early, devisees of the Will of Julius A. Owen of record in Book 5648, Page 537, said Register's Office.

TRACT #7: A lot or parcel of land in the 6th (formerly Ninth) Civil District of Davidson County, Tennessee, being part of the J. S. Logan tract of land, described as follows:

BEGINNING on the easterly margin of Logan Avenue, at the northeast corner of the property conveyed to William W. Brake and wife, by deed from James Burton Worsham and wife, of record in Book 1308, Page 86, Register's Office for Davidson County; thence with said Avenue, northwardly 50 feet to the southwest corner of the property conveyed to Joseph C. Adams and wife by deed from Charles C. Cheshire and wife of record in Book 634, Page 295, said Register's Office; thence with said Adams southerly line, eastwardly 160 feet, more or less, to the westerly line of the Old Timmons Tract; thence with said line, southwardly 50 feet to the north-

east corner of said Brake property; thence with said Brake's northerly line, westwardly 160 feet, more or less to the beginning. Known as 2858 Logan.

BEING the same property conveyed to JKM ENTERPRISES by deed from Harpeth National Bank of Franklin, of record in Book 5660, Page 182, said Register's Office of Davidson County, Tennessee.

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JKM Enterprises and J.K.M., a partnership are one and the same partnership.

TRACT #8: BEING Lot #95 in BEVERLY HEIGHTS, SECTION TWO, as of record in Plat Book 2331, Page 42, Register's Office for said County.

Said lot No. 95 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 243.2 feet on the northwesterly line and 311.2 feet on the southeasterly line to a dead line measuring 185.5 feet thereon. Known as Lot 95 Torbay Drive.

BEING the same land conveyed by Walton D. Newell and wife, Betty A. Newell, to JKM Enterprises, a general partnership composed of Ronald Jones, Alex Koltowich and Louis Mishu, by deed dated 10/4/84 and of record in Deed Book 6401, Page 21, said Register's Office.

TRACT #8 is subject to RESTRICTIVE COVENANTS of record in Book 2440, Page 199, Register's Office of Davidson County, Tennessee.

The said Alex Koltowich died testate on April 30, 1985, and according to the terms of his Last Will and Testament of record in Will Book 37, Page 5, in the OFFICE OF THE CLERK OF THE PROBATE COURT OF SUMNER COUNTY, TENNESSEE. he devised his interest in the above real estate to his wife, Eileen Koltowich. Alex Koltowich and Alexander Koltowich are one and the same person.

TO HAVE AND TO HOLD all of my estate, right, title, interest and claim, same being a 1/3 undivided interest, in and to the above described tracts or parcels of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said LOUIS MISHU AND RONALD A. JONES, d/b/a GEOTEK ENTERPRISES, their heirs and assigns, in fee simple forever.

I COVENANT with said GRANTEES that I am lawfully seized and possessed of a 1/3 undivided interest in said tracts or parcels of land, that I have a good right to convey the same, and that said interest is unencumbered, EXCEPT Tracts #3, 4, 5, 6 and 7 are encumbered by a Deed of Trust of record in Book ____, Page _____,

in the Register's Office of Davidson County, Tennessee; 1985 real estate taxes, which are to be paid by LOUIS MISHU AND RONALD A. JONES d/b/a GEOTEK ENTERPRISES; applicable Zoning and Building Regulations; all visible easements and Sanitary Sewers and/or Storm Drainage Easement of record in Book 4717, Page 417; Book 4365, Page 301; Book 4720, Page 453; and Book 4373, Page 83, all in the Register's Office of Davidson County, Tennessee; and Right-of-way conveyed by James A. Neal, et ux, et al, to State of Tennessee, of record in Book 2021, Page 186, Register's Office of Davidson County, Tennessee. SAID GRANTEES assume and agree to pay all indebtedness on the tracts or parcels of land herein conveyed.



I FURTHER COVENANT with said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to the 1/3 undivided interest in and to the above described tracts or parcels of land unto the said LOUIS MISHU AND RONALD A. JONES, d/b/a GEOTEK ENTERPRISES, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabve set forth.

THE CONSIDERATION for this conveyance is the sum of ONE HUNDRED SEVEN THOUSAND, SIX HUNDRED SEVENTY-TWO AND NO/100 ($107,672.00) DOLLARS evidenced by note of even date for said sum, payable to the order of MRS. EILEEN KOLTOWICH, due and payable on or before August 1, 1986, and bearing interest from August 1, 1985, at the rate of 10% per annum, and a Vendor's Lien is retained upon the Grantor's 1/3 undivided interest in said property herein conveyed to secure the payment of the above described note.

GRANTEES will be given full possession of said premises upon delivery of this Deed.

WITNESS my hand this 9th day of September, 1985.

Eileen Koltowich
EILEEN KOLTOWICH

STATE OF TENNESSEE
COUNTY OF SUMNER

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PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EILEEN KOLTOWICH, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Clinton D. Hayes
NOTARY PUBLIC at Large for the State of Tennessee

My commission expires: July 23, 1987

# # # # # # # # #

OATH

SEP 13 11 23 AM '85
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

36283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 107,672.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ronnie A Jones
PURCHASER

Subscribed and sworn to before me, this the 12th day of September, 1985.

William N. Cameron
NOTARY PUBLIC

My commission expires: 10-20-85

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6655 PAGE 370

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 |
|---|---|---|---|---|
| | | | | |

107672.00- CAMT.
107672.00- MAMT.
280.02 CSTAX
105.70 MSTAX
.50 PRFEE
18.00 WDEED
CHECK 404.22-
675409713785 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36283

IDENTIFICATION REFERENCE

SEP 13 11 23 AM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172485