FILE IN BOX #4

FORM NO. WD-1
#85-9-29

BOOK 6660 PAGE 700

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 1985

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B & D ENTERPRISES (NAME) | "OWNER" (NAME) | MAP 72 |
| Suite C 4030 Pleasantdale Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 6 |
| Atlanta, Georgia 30340 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | #12DA-51600 |

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, RANDALL PHILLIPS and EARL HALL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & D ENTERPRISES, A Partnership,

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:

LAND in the First Civil District of Nashville, Davidson County, Tennessee, identified on the Tax Map as Map 72, Parcel 6, and being described according to a Class "A" Survey by R. L. Spears & Company, Registered Land Surveyor No. 126, dated September 4, 1985, as follows:

BEGINNING at an iron pin in the westerly margin of Ambrose Avenue at the Northeast corner of the property conveyed to Sidney E. Knight and wife, of record in Book 4985, Page 780, and Book 5009, Page 855, Register's Office for said County; thence, with Knight's North line South 89 degrees 28' 29" West 321.22 feet to an iron pin in the easterly margin of Ellington Parkway and a controlled access fence, said point being North 15 degrees 21' 43" East 5.79 feet from a Tennessee Department of Transportation concrete monument; thence, with the said margin of Ellington Parkway and said fence, North 15 degrees 21' 43" East 167.23 feet to another concrete monument; thence, continuing with same North 6 degrees 46' 49" East 385.96 feet to an iron pin; thence, leaving said margin of Ellington Parkway and said fence, South 83 degrees 13' 11" East 2.81 feet to an iron rod in the West margin of Ambrose Avenue; thence, with said margin of Ambrose Avenue, the following calls and distances: South 52 degrees 35' 14" East 76.93 feet to an iron rod; thence, South 52 degrees 29' 01" East 32.12 feet to an iron rod at the beginning of a curve to the right having a delta of 55 degrees 33' 01", a radius of 384.92 feet, a tangent of 202.73 feet, southeastwardly around said curve, 373.19 feet to an iron rod; thence, South 3 degrees 04' 00" West 149.25 feet to the point of beginning, containing 2.81 acres or 122,284 square feet.

BEING part of the same property conveyed to Randall Phillips, a 75% undivided interest, and Earl Hall, a 25% undivided interest, by Deed from Jonathan J. Foley, Jr., Trustee, of record in Book 5606, Page 452, Register's Office for Davidson County, Tennessee.

This is unimproved ( X ) improved ( ) property, known as AMBROSE AVENUE, NASHVILLE, TENNESSEE 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

THIS is not the principal place of residence of Randall Phillips nor Earl Hall.

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 our hands this 17th day of September, 1985

RANDALL PHILLIPS

EARL HALL

09/18/85 CHECK

3693

[redacted]

STATE OF TENNESSEE
Davidson County

BOOK 6660 PAGE 701

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Phillips and Earl Hall,

the bargainors, 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 17th day of September, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RANDALL PHILLIPS and

EARL HALL

TO

B & D ENTERPRISES, a Partnership

37945

IDENTIF REFERENCE

SEP 19 2 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

(*) This conveyance is subject to the terms and conditions of a five (5) year lease with The Lamar Corporation dated March 29, 1985, to begin April 1, 1985, a copy of which has been furnished the Grantees herein, for the erection and maintenance of a bill-board which has been erected near the southwest corner of the subject property and is shown on the survey by R. L. Spears (supra). Grantors retain the right and privileges appurtenant thereto for the term of the lease. The Lamar Corporation may do what is necessary for the maintenance of said bill-board if in no way it prohibits the construction or production of B & D Enterprises. This requirement and reservation is to run with this deed for the above stated five (5) years, after which time the site reverts to the Grantees.

# OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5550 PAGE 702

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

83600.00- CAMT.
217.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 223.86-
8693A09/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.945

IDENTIFICATION REFERENCE

SEP 19 2 28 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174381