Map Parcel Numbers:

118-12-26&27

Address New Owner as Follows:

SANDFORD DEVELOPMENT CO., INC.
5409 Franklin Road
Nashville, Tennessee 37220

Send Tax Bills To: 118-8-201&202

SAME

5 1 8 2 8

IDENTIFICATION REFERENCE

NOV 8 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS DEED, made this 15th day of October, 19 85, between HOUSTON-McCORD REALTY COMPANY, a Tennessee corporation, hereinafter called "Grantor", and SANDFORD DEVELOPMENT CO.,INC., Franklin Road, Nashville, TN 37220, hereinafter called "Grantee".

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

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WITNESSETH: That the Grantor, for and in consideration of the sum of FIFTY THOUSAND DOLLARS ($50,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, by these presents does grant, bargain, sell and convey unto the Grantee a parcel of Grantor's surplus property at Nashville, Davidson County, Tennessee, more particularly described as follows:

> Commence at the point of intersection of the north line of Cruzen Street and the west line of Winford Avenue; thence north along said west line of Winford Avenue, a distance of one hundred fifty (150) feet to the southeast corner of Lot #201, said point being the point of beginning; thence continue north along said west line, a distance of two hundred (200) feet to the northeast corner of Lot #204; thence west along the north line of Lot #204, a distance of one hundred fifty (150) feet to the northwest corner of Lot #204; thence south a distance of two hundred (200) feet to the southwest corner of Lot #201; thence east along the south line of Lot #201, a distance of one hundred fifty (150) feet to the point of beginning, containing 0.69 acre, more or less, the foregoing being a part of the same premises acquired by the Grantor herein by deed dated July 11, 1913, recorded in Deed Book 436, Page 546, in the Register's Office of Davidson County, Tennessee.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD the said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record, or apparent from an inspection of the premises.

Grantee, by acceptance of this deed, hereby agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building codes, subdivision covenants and restrictions, an adequate roof and surface drainage system from the parcel of land hereinabove conveyed to the nearest drainage or storm sewer system in order to prevent the discharging of roof, surface and other drainage waters upon the right of way of Seaboard System Railroad, Inc., or lands and other facilities or properties of Grantor. The covenant of Grantee to construct and maintain such a drainage system shall be construed as a perpetual covenant running with the land hereinabove conveyed, and shall be binding upon the Grantee or anyone claiming title to or holding said property through Grantee.

Except as to the matters referred to in the preceeding paragraphs, the Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee

This instrument was prepared by
William C. Ramsey
Attorney
500 Water Street, Jacksonville, Fla.

BOOK 6706 PAGE 187

against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty D. Jones

Paul H. Huffman

HOUSTON-McCORD REALTY COMPANY

By _____
President

Attest: _____
Assistant Secretary

HOUSTON-McCORD REALTY CO. INCORPORATED 1911 HOUSTON

APPROVED AS TO FORM SBD LAW DEPT.

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice and Diane J. Kidd with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the ---- President ---- and Assistant Secretary of Houston-McCord Realty Company, the within named bargainor, a Virginia corporation, and that they as such ---- President ---- and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by J. T. Rice, as its ---- President ----, and attesting the same by Diane J. Kidd, as its Assistant Secretary.

Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 15th day of October, 1985.

ANGELIA C. GOODELL NOTARY PUBLIC STATE OF FLORIDA

My Commission expires: NOTARY PUBLIC, STATE OF FLORIDA My commission expires Sept. 15, 1987 Bonded thru Patterson-Dacht Agency

Angelia C. Goodell
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed, this 8th day of November, 1985.

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My commission expires:
April 17, 1988

(Notarial Seal)

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6706 PAGE 188

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
			50000.00- CONT.	
			130.50 CO TX	
			.50 PRFEE	
			6.00 WDED	
			CHECK 136.50-	
			5260A11/08/85 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5182 8.

IDENTIFICATION REFERENCE

Nov 8 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190510