BOOK 6725 PAGE 213

THIS INSTRUMENT WAS PREPARED BY
DANIEL R. LOFTUS, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The National Guardian Corporation	SAME	93-10
(NAME)	(NAME)	Par 58
191 Mason Street		93-14 Par 211 & 212
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Greenwich, CT 06830		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand ($100,000) Dollars cash and two promissory notes in the total aggregate amount of Four Hundred Thousand ~~XXXXX~~ ($400,000) Dollars, the receipt of which is hereby acknowledged,

We, JOSEPH F. DUNCAN, SR. and CHARLES BROOKS, III, tenants-in-common

have this day bargained and sold, and do hereby transfer and convey unto the said THE NATIONAL GUARDIAN CORPORATION its

the Grantees herein ~~XXX~~ *(successors),* ~~XXX~~ *and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

57862

IDENTIFICATION REFERENCE

Dec 3 3 10 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $500,000.00

Subscribed and sworn to before me this the 3rd *day of* December *19* 85

My commission expires: 7-17-88 *(Affix Seal)*

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 512 8th Avenue, South and Drexel Place, Nashville, TN 37203 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as set forth in Exhibit B attached hereto and incorporated herein by reference.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 _____ *day of* _____ *19* 85 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOSEPH F. DUNCAN, SR.

CHARLES BROOKS, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Julia M. Loftin, *a Notary Public in and for said County and State* Joseph F. Duncan, Sr. and Charles Brooks, III

the within named 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* 31st *day of* December, 1985.

Julia M. Loftin
Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Joseph F. Duncan, Sr. and
Charles Brooks, III

TO

THE NATIONAL GUARDIAN CORPORATION

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A TO WARRANTY DEED

PARCEL NO. 1 - 512 8th AVENUE SOUTH:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of O. Ewing's Addition, as of record in Book 21, page 120, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the easterly side of 8th Avenue South, formerly Franklin Road, as widened, and runs back 142.07 feet more or less, on the northerly line and 142.9 feet on the southerly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line. Being the same property conveyed to Joseph F. Duncan and Charles Brooks, III, by deed from James E. Freeman et al of record in Book 5015, page 725, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James E. Freeman by deed from W. B. Earthman, of record in Book 4573, page 755, Register's Office for said County.

PARCEL NO. 2- DREXEL PLACE:

Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 54 on the Plan of O. Ewing's Addition to South Nashville, as of record in Book No. 21, Page 120, Register's Office for said County

Said westerly part of Lot No. 54 fronts 35 feet on the southerly side of Drexel Place, formerly Central Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Joseph Duncan and Charles Brooks, III, by deed from Morrie Speer and wife Doris Speer, by deed of record in Book 5431, Page 413, Register's Office for Davidson County, Tennessee.

PARCEL NO. 3 - DREXEL PLACE:

Land in Davidson County, Tennessee, being Lot No. 55 in O. Ewing's Addition to Nashville, Tennessee, a Plan which is of record in Plan Book 21, Page 120, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the South side of Central Avenue, and runs back between parallel lines with the East margin of an alley, 150 feet more or less to an alley.

Being the same property conveyed to Joseph F. Duncan and Charles Brooks, III, by deed from Lucy Mai Alexander, of record in Deed Book 5430, Page 89, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO WARRANTY DEED

ENCUMBRANCES OF RECORD

A. Encumbrances as to Parcel 1:

Easement for storm sewer granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Old Hickory Box & Lumber Co., of record in Book 3984, page 978, Register's Office for Davidson County, Tennessee.

B. Encumbrances as to all Parcels:

Taxes for 1985, a lien, but not yet due and payable.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6725 PAGE 217

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
			500000.00- CAMT.	
			1300.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	1312.50-
			2502A12/03/85 CASH	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 6 2

IDENTIFICATION REFERENCE

DEC 3 3 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197580