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5811 9

IDENTIFICATION REFERENCE

DEC 4 | 22 PM '85

FELIX Z. WILCOX REGISTER
DAVIDSON COUNTY, TN

This instrument prepared by:

LECKRONE & HOLTON
A Law Partnership
Fourteenth Floor
Third National Bank Building
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
P.E.P. Properties 13 Emory Park P. O. Box 3026 Knoxville, TN 37219-3026	Same	Map 65 Part of Parcel 14

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, G. ALLEN PATTON, JR. and ELIZABETH P. PARKER ("Grantors") this day have bargained and sold, and by these presents do transfer and convey unto P.E.P. PROPERTIES, a Tennessee general partnership composed of JOHN A. PARKER, T. W. EDWARDS and W. GLENN PLEASANT ("Grantee") its successors and assigns forever, a certain tract of land in Davidson and Wilson Counties, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, and also being the lst Civil District of Wilson County, Tennessee and being all of Lots 112 and 113 and a portion of Lot 114 as shown on the plan of Green Acres of Hermitage of record in Plat Book 7, page 8, Register's Office Wilson County, Tennessee, and being more particularly described according to a survey made by Bruce Rainey & Associates, Job No. 81-244 dated November 7, 1981, as follows:

BEGINNING at an iron pin on the westerly margin of Tyne Boulevard, said point of beginning being the Northeast corner of the said Lot No. 112 and the Southeast corner of Lot 111 of the said Green Acres of Hermitage Subdivision; thence with the margin of said Tyne Boulevard and with a curve to the left having a radius of 597.96' and a long chord of 158.88' said chord having a bearing of S15° 53'14"E a distance along the curve of 159.35' to a point; thence continuing with Tyne Boulevard S23° 07'50"E 30.00' to a point; thence with a turnout curve to the right having a radius of 25' a distance along the curve of 36.49' to a point on the westerly margin of Saundersville Road; thence with the margin of said Saundersville Road and a curve to the left having a radius of 425.40' a distance along the curve of 157.20' to an iron pin set in concrete, said iron pin being the Southeast corner of the herein described property and the Northeast corner of Lot No. 1-A as shown on the plan of the Michael A. Borchert land of record in Book 5800, page 31, RODC, Tennessee; thence with the northerly line of said Lot 1-A N65° 51'19"W 154.16' to an existing concrete monument; thence leaving the line of said lot 1-A and with the line of the Lakeview Baptist Chapel property of record in Book 4454, page 741, RODC, Tennessee N08° 39'30"E 147.33' to an existing concrete monument; thence N02° 00'48"E 75.95' to an existing concrete monument, said monument being the Northwest corner of Lot No. 112 of the said Green Acres of Hermitage; thence with the northerly line of said Lot 112 N81° 34'24"E 86.96' to an iron pin; thence N81° 20'14"E 105.47' to the point of beginning, containing 1.37 acres, more or less.

BEING the same property conveyed to G. ALLEN PATTON, JR. and ELIZABETH P. PARKER by deed of record in Book 6709, page 286, Register's Office Davidson County ("RODC") and Deed Book 396, page 581, Register's Office of Wilson County ("ROWC") and having an Affidavit of Notary Correction as recorded in Book 6724, page 169, RODC and Deed Book 396, page 748, ROWC.

The 1985 property taxes have been prorated and assumed by the Grantee.

This parcel is subject to the terms of such instruments as may appear of record in the Register's Offices for Davidson County and Wilson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever, and we do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomever claiming by, under, or through the within named Grantors or GEORGE A. PATTON INVESTMENT CO., INC. subsequent to September 11, 1974. 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.

CHERYL C. PATTON, wife of G. ALLEN PATTON, JR., and ROBERT H. PARKER, husband of ELIZABETH P. PARKER, join in the execution of this Deed for the purpose of transferring and conveying to the said P.E.P. PROPERTIES any right, title, or interest, whether marital or otherwise, which they may have in or to the property.

WITNESS OUR HANDS this, the 4th day of December, 1985.

G. ALLEN PATTON, JR.

CHERYL C. PATTON

ELIZABETH P. PARKER

By: Douglas A. Walker

Douglas A. Walker, Attorney-in-Fact under Power of Attorney of record in Book 6724, page 166 RODC and T. D. Book 537, page 509, ROWC

ROBERT H. PARKER

By: Douglas A. Walker

Douglas A. Walker, Attorney-in-Fact under Power of Attorney of record in Book 6724, page 166, RODC and T. D. Book 537, page 509, ROWC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixty-Five Thousand Dollars ($165,000).

Affiant

Sworn to and subscribed to before me,

this, the 4th day of December, 1985.

Alan T. Foster

My commission expires:

3-8-89.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Hart Diehl, a Notary Public in and for said county and state, G. ALLEN PATTON, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 1985.

Nancy Hart Diehl
Notary Public

My commission expires:

April 20, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Hart Diehl, a Notary Public in and for said County and State, CHERYL C. PATTON, the within named 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 Nashville, Tennessee, this 3rd day of December, 1985.

Nancy Hart Diehl
NOTARY PUBLIC

My Commission Expires:

April 20, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of December, 1985, before me personally appeared DOUGLAS A. WALKER, to me known to be the person who executed the foregoing instrument on behalf of ELIZABETH P. PARKER and ROBERT H. PARKER and acknowledged that he executed the same as the free act and deed of the said ELIZABETH P. PARKER and ROBERT H. PARKER.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 1985.

Nancy Hart Diehl
Notary Public

My commission expires:

April 20, 1986.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

1650 .00- CONT.
429.00 CSTAX
.50 PRFE
9.00 MISC
CHECK 438.50-
2618A12/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5811-9

IDENTIFICATION REFERENCE

Dec 4 | 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197887