B0940

BOOK 5735 PAGE 991

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone, Langford & Armistead
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
William M. Coats	Same	Map 82-2
1406 Grandview Drive		Parcels 41, 42, 53 and 75
Nashville, Tennessee 37215		
(City) (State) (Zip)		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, M & O Investments, Inc. ("Grantor"), has bargained and sold and does hereby transfer and convey unto William M. Coats ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows:

Land in the First District of Nashville, Davidson County, Tennessee, as described according to the survey of Donald R. Carver, dated August 28, 1985 (Job No. 85-163), as follows:

BEGINNING at a point in the southwesterly corner of the intersection of Dickerson Pike (North First Street) and Cleveland Street (the "Point of Beginning"); thence with the westerly margin of Dickerson Pike (North First Street) S 5° 57' W 248.00 feet to an iron pin; thence leaving the westerly margin of Dickerson Pike N 83° 21' W 145.40 feet to a monument; thence S 28° 00' W 237.20 feet to an iron pin; thence N 83° 57' W 78.35 feet to an iron pin; thence S 5° 51' W 449.12 feet to an iron pin in the northerly margin of Hancock Street; thence with the northerly margin of Hancock Street, N 82° 56' W 98.15 feet to a highway monument in the easterly right-of-way of Interstate 65-24; thence with the easterly right-of-way of said Interstate 65-24, N 2° 24' W 871.34 feet to a highway monument; thence continuing with said easterly right-of-way of Interstate 65-24, N 5° 31' W 117.30 feet to a highway monument; thence continuing with the easterly right-of-way of Interstate 65-24, N 1° 38' W 997.29 feet to a monument; thence leaving the easterly right-of-way of Interstate 65-24, S 36° 49' E 329.75 feet to an iron pin; thence N 55° 50' E 150.00 feet to an iron pin in the westerly margin of Whites Creek Pike; thence with the westerly margin of Whites Creek Pike, S 35° 48' E 185.20 feet to an iron pin; thence continuing with the westerly margin of Whites Creek Pike, S 30° 00' E 83.10 feet to an iron pin; thence leaving the westerly margin of White's Creek Pike, S 55° 01' W 100.00 feet to a monument; thence S 34° 59' E 50.00 feet to a monument; thence S 82° 30' W 25.00 feet to a monument; thence S 17° 15' E 61.99 feet to an iron pin; thence S 33° 00' W 180.28 feet to an iron pin; thence N 83° 45' W 152.12 feet to an iron pin; thence S 7° 33' W 84.00 feet to an iron pin; thence S 83° 45' E 154.43 feet to an iron pin; thence S 6° 27' W 269.11 feet to a monument in the southwesterly corner of the dead-end portion of Cleveland Street; thence with the southerly margin of Cleveland Street, S 83° 33' E 145.40 feet to the Point of Beginning, containing 12.439 acres, more or less.

BEING the same property conveyed to M & O Investments, Inc., by deeds of record in Book 4541, page 357, Book 4550, page 814, and Book 4606, page 405, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as set forth on Exhibit A, attached hereto and made a part hereof.

AND Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of December, 1985.

M & O INVESTMENTS, INC.

By: Clarence Edmonds
Clarence Edmonds
Secretary/Treasurer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

William M Gore
AFFIANT

Subscribed and sworn to before me, this 13th day of December, 1985.

Kenneth O. Eddl
NOTARY PUBLIC

My commission expires:

7/18/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kenneth P. Ezell, Jr., a Notary Public of the State and County aforesaid, personally appeared Clarence Edmonds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, uopn oath, acknowledged himself to be the Secretary/Treasurer of M & O Investments, Inc., the within named bargainor, a corporation, and that he as such Secretary/Treasurer executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself as such Secretary/Treasurer.

WITNESS my hand and official seal at office this 13th day of December, 1985.

Kenneth P. Ezell Jr.
NOTARY PUBLIC

My Commission Expires:

7/18/87

6.1256

IDENTIFICATION REFERENCE

DEC 13 3 02 PM '85

Exhibit A

LIENS AND ENCUMBRANCES

1. Standard lease agreement between M & O Investments, Inc. and National Advertising Company dated September 1, 1976, not of record.

2. Rental agreement between M & O Investments, Inc. and Roger Sutton dated September 16, 1976, not of record.

3. Rental agreement between Oman Construction Company and Louis Holt dated June 1, 1967, not of record.

4. Fifteen foot sanitary sewer easement along the easterly boundary of the northern portion of the Secured Premises, as shown on the survey of Donald R. Carver dated August 28, 1985 (the "Survey").

5. Thirty foot sanitary sewer easement crossing the southerly portion of the Secured Premises in an east-west direction, as shown on the Survey.

6. Twenty foot sanitary sewer easement crossing the middle portion of the Secured Premises in an east-west direction, as shown on the Survey.

7. Twenty foot sanitary sewer easement along the northeasterly boundary of the Secured Premises, as shown on the Survey.

8. Easement for drainage and flowage along a ditch bordering the easterly boundary of the southern portion of the Secured Premises, as shown on the Survey.

9. Easement for twelve foot right-of-way or alley between Lots 21 and 22, Love and Hail's Subdivision of the Brown Tract, being the southerly twelve feet of the easterly 48 feet of Tract 2, as set out and described in Deed from H. H. Hall, et al, to T. M. Strider, of record in Book 1040, page 583, Register's Office for Davidson County, Tennessee.

10. Easement for right-of-way for laying, constructing, operating and maintaining a pipeline for the transportation and regulation of natural and artificial gas, under, upon, over and through premises with rights of ingress and egress and other rights and privileges as set out in grant from Hilton Pugh to Nashville Gas Company of record in Book 2137, page 237, Register's Office for Davidson County, Tennessee.

11. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Oman Construction Company and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4241, page 928, Register's Office for Davidson County, Tennessee.

12. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Third National Bank, Trustee, and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4518, page 467, Register's Office for Davidson County, Tennessee.

13. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Duke Ray and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4121, page 590, Register's Office for Davidson County, Tennessee.

14. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Belle Taylor and Jennie T. Brown and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4144, page 977, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6735 PAGE 995

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

4250[illegible].00- CAPITAL
1105.50 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 1117.00-
6529A12/13/85 9AM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61256

IDENTIFICATION REFERENCE

Dec 13 3 02 PM '85

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 201509

VOID

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