FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 10-14-89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Durand E. Brewer (NAME) | Republic Mortgage, Inc. (NAME) | 42-8 |
| 246 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER) | 2201 Murfreesboro Road, Suite 101 (STREET ADDRESS) | 78 |
| Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP) | Nashville, Tennessee 37217 (CITY) (STATE) (ZIP) | 11D-33534 |

FOR AND 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, Heritage Place Partners, a Tennessee general partnership comprised of James M. Fischer, Jr., Marion Thurman and David Yoffee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Durand E. Brewer and wife, Lora J. Brewer and Marion Thurman

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.

BEING Lot No. 54A, Zone Lot Division of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60 Heritage Place of record in Plat Book 6250, page 632 amending Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Heritage Place Partners by deed of record in Book 6245, page 394, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

7.0865.

IDENTIFICATION REFERENCED

JAN 23 8 10 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

CHICAGO TITLE INSURANCE COMPANY

This is unimproved ( ) improved (XX) property, known as 246 Nesbitt Lane (House Number) (Street) Madison, Tennessee 37115 (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15th day of January 19 86

Heritage Place Partners

Attest: David Yoffee, partner — By: James M. Fischer, Jr., partner

Marion Thurman, partner

Betty in fact

BOOK 6768 PAGE 122

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James M. Fischer, Jr. and David Yoffee or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who

upon (their several oaths) acknowledged (themselves) to be the partner and partner respectively of the Heritage Place Partners the within named bargainor, and corporation, and that (he) (she) (they) as such partner and partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James M. Fischer, Jr. as such partner, and attesting the same by the said David Yoffee as such partner

Witness my hand and official seal at office at Nashville on this the 15th day of January 19 86

My commission expires 7-18-87

Notary Public

WARRANTY DEED

FROM
Heritage Place Partners

TO
Durand E. Brewer
Lora J. Brewer
Marion Thurman

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of January, 1986, before me personally appeared Eleanor M. Lindsey, to me known to be the person who executed the foregoing instrument on behalf of Marion Thurman, partner and who acknowledged that she executed the same as the free act and deed of the said Marion Thurman, partner, by virtue of that Power of Attorney, duly executed by the said Marion Thurman and appearing of record in Book 6240, page 355 and 356, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 15th day of January, 1986.

My Commission Expires: 7-18-87

Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 6758 PG 123

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

[illegible]- [illegible]
153.40 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 159.90-
831DAC1/23/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7.0865

IDENTIFICATION REFERENCE

JAN 23 8 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213007