lb54:01/21/86

BOOK 6768 PAGE 785

FROM: Percy Priest Woods, a joint venture

TO: Robert E. LaBrec

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Robert E. LaBrec 205 Reidhurst Avenue Suite N-207 Nashville, Tennessee 37203	Same	108-16; 252 108-16; 251 P.O. 108-16; 250 P.O. 108-16; 249 108-16; 248 P.O. 108-16; 247 P.O. 108-16; 246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $432,450.00.

James H. Brewer
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1986.

Carol M. Mason
Notary Public

My Comm. Expires: 3-25-86

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Percy Priest Woods, a joint venture composed of Ellis B. Goodloe and Richard M. Wright, III, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Robert E. LaBrec, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on attached Exhibit A.

This is improved property known as 305, 306, 307, 309, 310, 311, 312, 313, 314 and 318 Woodlark Court, Nashville, Tennessee 37214.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The Joint Venture Agreement of Percy Priest Woods is of record in Book 6222, page 178, Register's Office for Davidson County, Tennessee, as amended in Book 6447, page 61, said Register's Office.

Percy Priest Woods appointed James H. Brewer as its true and lawful attorney-in-fact for the purpose of executing warranty deeds in real estate transactions by instrument of record in Book 6714, page 41, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22nd day of January, 1986.

BOOK 6768 PAGE 786

PERCY PRIEST WOODS,
a joint venture

Richard M. Wright III
By James H Brewer, his
attorney-in-Fact

BY: _____
Richard M. Wright, III
By James H. Brewer, his
attorney-in-fact

PERCY PRIEST WOODS,
a joint venture

James H Brewer Attorney-in-Fact
for Percy Priest Woods, a Joint
Venture

BY: _____
James H. Brewer, attorney-in-fact for Percy Priest Woods, a joint venture

Ellis B. Goodloe
By James H Brewer, his
attorney-in-Fact

BY: _____
Ellis B. Goodloe
By James H. Brewer, his
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the true and lawful attorney-in-fact for Percy Priest Woods, the within named bargainor, a Tennessee joint venture composed of Ellis B. Goodloe and Richard M. Wright, III, and that he as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of January, 1986.

Carol M. Mayes
NOTARY PUBLIC

My Commission Expires: 3-25-86

IDENTIFICATION REFERENCE
JAN 23 2 28 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.1 1 1.5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of January, 1986, before me personally appeared James H. Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard M. Wright, III, and acknowledged that he executed the same as the free act and deed of said Richard M. Wright, III.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of January, 1986.

Carole M. Maxson
NOTARY PUBLIC

My Commission Expires: 3-25-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of January, 1986, before me personally appeared James H. Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ellis B. Goodloe and acknowledged that he executed the same as the free act and deed of said Ellis B. Goodloe.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of January, 1986.

Carole M Maxson
NOTARY PUBLIC

My Commission Expires: 3-25-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public for the Sate and County aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be attorney-in-fact for Richard M. Wright, III, a joint venturer of Percy Priest Woods, the within named bargainor, a joint venture, and that he, as such attorney-in-fact, executed the foregoing instrument in behalf of said joint venturer, acknowledging the same to be the free act and deed of said joint venturer, for the purposes therein contained, by signing the name of the joint venturer by himself as attorney-in-fact for such joint venturer.

Witness my hand and official seal at office in Nashville, Tennessee this 22nd day of January, 1986.

Carole M. Maxson
NOTARY PUBLIC

My Commission Expires: 3-25-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6768 PAGE 788

Before me, the undersigned authority, a Notary Public for the Sate and County aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be attorney-in-fact for Ellis B. Goodloe a joint venturer of Percy Priest Woods, the within named bargainor, a joint venture, and that he, as such attorney-in-fact, executed the foregoing instrument in behalf of said joint venturer, acknowledging the same to be the free act and deed of said joint venturer, for the purposes therein contained, by signing the name of the joint venturer by himself as attorney-in-fact for such joint venturer.

Witness my hand and official seal at office in Nashville, Tennessee this 22nd day of January, 1986.

Carol M. Maxon
NOTARY PUBLIC

My Commission Expires: 3-25-86

EXHIBIT A

D E S C R I P T I O N

BOOK 3768 PAGE 789

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot No. 98A on the Plan of Zone Lot Div., Lots 98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 98 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. II:

Being Lot No. 98B on the Plan of Zone Lot Div., Lots 98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 98 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. III:

Being Lot No. 99A on the Plan of Zone Lot Div., Lots 98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 99 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. IV:

Being Lot No. 99B on the Plan of Zone Lot Div., Lots 98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 99 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. V:

Being Lot No. 100A on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 100 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. VI:

Being Lot No. 101A on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 101 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. VII:

Being Lot No. 102A on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 102 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. VIII:

Being Lot No. 102B on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 102 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. IX:

Being Lot No. 103A on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 103 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. X:

Being Lot No. 104A on the Plan of Zone Lot Div., Lots98 through 104, Percy Priest Woods, Section Four, of record in Book 6250, page 757, Register's Office for said County, and also shown as part of Lot 104 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NOS. I, II, III, IV, V, VI, VII, VIII, IX AND X being part of the same property conveyed to Percy Priest Woods, by deed from Kodill Properties, a Limited Partnership, of record in Book 6071, page 482, Register's Office for Davidson County, Tennessee.

The above-described property is encumbered by the following:

1. 1986 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 757, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

01/23 1142,74- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6768 PAGE 791

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

482450.10- CAPIT.
1124.24 CSTAX
.50 PRFEE
16.00 MDEED
CHECK 1142.74-
B616AD1V23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 1 1 5

IDENTIFI REFERENCE

JAN 23 2 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213312