Bay-11

WARRANTY DEED

BOOK 6828 PAGE 954

FROM: James L. Shaub, II, Grantor
TO: Bellevue Ridge, J.V. Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Suite 1005
210 25th Avenue, North
Nashville, TN 37203

Send Tax Bills To: Map-Parcel Numbers

Same

142-0-262

Field Book Numbers

9D-78727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand Dollars ($100,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of April, 1988.

Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, James L. Shaub, II, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Bellevue Ridge, J.V., Grantee, its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot 3E of Bellevue Center, Section 6, recorded in Book 6250, Page 9, of the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to James L. Shaub, II by deed from Raymond C. Whiteaker and Janice M. Whiteaker of record in Deed Book 6426, Page 647 Register's Office of Davidson County, Tennessee.

This is unimproved property, known as 131 Belle Forrest Circle, Bellevue, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantor.

2. Restrictive covenants contained instruments of record in Book 5205, Page 123, said Register's Office.

3. The plan of record in Book 6250, Page 9, said Register's Office, showing an Owner's Certificate, a 20-foot minimum building set back line from a 50 foot ingress, egress and parking easement, and a 10-foot easement for public utility and drainage purposes along the westerly and easterly lines of said lot and a 2.5 x 30 foot utility anchor easement located on the northeast and southeast corners of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all easements, including the perpetual ingress, egress and parking easement set out in Book 5200, page 103, Register's Office for Davidson County, Tennessee, appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his successors, and assigns, 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 whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 14 day of April, 1986.

JAMES L. SHAUB, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Lauenstein, a Notary Public of said County and State, JAMES L. SHAUB, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of April, 1986.

Denise M. Lauenstein
Notary Public

My Commission Expires: 3-8-89

9 1 5 1 3

IDENTIFICATION REFERENCE

APR 14 3 31 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1493W/3-21-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6828 PAGE 957

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

100000.00- CONT
260.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
3078A04/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 5 1 3

IDENTIFICATION REFERENCE

APR 14 3 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237174