BOOK 6842 PAGE 249

WARRANTY DEED

FROM: T & B Associates, Grantor

TO: Hawkins Development Co., Grantee

This instrument was prepared by:
John W. Stone, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
461 Craighead Street Nashville, TN 37204	Same	133-5-86
		Field Book Numbers
		6DA-38445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Thousand Five Hundred Dollars ($120,500.00).

Robert E. Gabbard, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of April, 1986.

Melody D. McMahan
Notary Public

My Commission Expires: 6-9-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, T & B Associates, a partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Hawkins Development Co., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> See Exhibit A which is attached hereto and incorporated herein by this reference.

This is unimproved property, known as 3723 Keystone Drive, Nashville, 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 Grantee.

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 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, its 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 our hands this 29th day of April, 1986.

T & B ASSOCIATES, a Tennessee general partnership

Robert E. Torbert, Sr.,
a General Partner

Richard L. Bray,
a General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melody D. McMahan, a Notary Public of said County and State, personally appeared ROBERT E. TORBERT, SR. and RICHARD L. BRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be general partners of T & B ASSOCIATES, the within named bargainor, a Tennessee general partnership, and that they as such general partners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and seal at Davidson County, Tennessee, this 29th day of April, 1986.

Melody D. McMahan
Notary Public

My Commission Expires: 9-9-89

1385C/4-29-86

EXHIBIT A

Land in the 6th Civil District of Davidson County, Tennessee being part of Reserve Parcel "A" on the plan of Allied Industrial Park Subdivision, Section 5, of record in Book 3842, page 175, of the Register's Office for said County, being Lot No. 14-F of Resubdivision of Reserve Parcel A, Allied Industrial Park, being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way margin of Keystone Drive, said point being 316.64 feet more or less from the westerly right-of-way margin of McNally Drive (Keystone Drive also being known as Keystone Avenue) and being further described as the northeasterly corner of Lot 14-E as recorded in Book 4350, page 173, Register's Office for said County; thence with the north line of said Lot 14-E, north 87 degrees 21 minutes 0 seconds west 334.81 feet to a point; thence running north 02 degrees 39 minutes 0 seconds east 246.38 feet to a point; thence running south 85 degrees 46 minutes 30 seconds east 341.46 feet to a point in the westerly right-of-way margin of Keystone Avenue; thence with the westerly right-of-way margin of Keystone Avenue, south 04 degrees 13 minutes 30 seconds west 237.09 feet to the point of beginning.

Being the same property conveyed to T & B Associates, a Tennessee General Partnership composed of Robert E. Torbert, Sr. and Richard L. Bray by deed from Harold Wallace and Jean Landon Wallace of record in Book 6577, page 302, Register's Office for Davidson County, Tennessee.

95920

IDENTIFICATION

APR 29 4 20 PM '86

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6842 PAGE 252

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

120500.00- CONT.
313.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 322.50-
0326A04/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95920

IDENTIFICATION REFERENCE

APR 29 4 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242288