PREPARED BY:
James L. Smith, Atty.
315 W. Main St.
Hendersonville, TN 37075

# WARRANTY DEED

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| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| R.T.R. A Tennessee General Partnership (NAME) | SAME (NAME) | 82-12-357 |
| 404 James Robertson Pkwy (STREET ADDRESS OR ROUTE NUMBER) Suite 2101 | (STREET ADDRESS) | |
| Nashville, Tenn 37219 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by R.T.R. a Tennessee General Partnership consisting of Roy L. DePue, Troy W. Davis and Rodney M. Rosenblum, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Edward Joseph Hearn and wife, Shealia Marie Hearn,

*have this day bargained and sold, and do hereby transfer and convey unto the said* R.T.R. Tennessee General Partnership,

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows.*

Land in Davidson County, Tennessee, being Lot # 14 and part of Lot # 15 on the Plan of Mrs. Jane A. M. Davis Addition to Edgefield, Plan Book 1, page 41, Chancery Court, Davidson County, Tennessee, and more particularly described by an unrecorded survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated May 14, 1986, as follows:

Beginning on the northerly margin of Woodland Street at the corner of Lots # 13 and # 14; thence with line between said lots North 25° 02' West 169.18 feet to an alley; thence with said alley North 64° 35' East 90.00 feet to an iron pin; thence South 25° 02' East 168.03 feet to the northerly margin of Woodland Street; thence with the same South 62° 23' West 30.09 feet to a point; thence continuing with said margin of said street South 64° 35' West 59.95 feet to the point of beginning, containing 15,210 square feet, more or less.

Being the same property conveyed to Edward Joseph Hearn and wife, Shealia Marie Hearn, by deed from S.N.W. Enterprises, a partnership, composed of Jack Norman, Joe Shaw, James T. Williams, Robert Lee Martin, John Horsley and Billy Ray Brooks, of record in Book 6515, page 411, Register's Office for Davidson County, Tennessee.

Grantors convey to Grantees all right they have under the Warranty Deed of record in Book 6516, page 411, R.O.D.C., TN, for the removal of the overhang encroachment, the building sign encroachment, the step encroachment, and the use of the property for the dumpster and parking.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 22nd day of May, 19 86.

Affiant

Notary Public

My commission expires My Commission Expires Jan. 10, 1989

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P.O. Address: ..... (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hands this* 22 *day of* May, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Joseph Hearn

Shealia Marie Hearn

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Teresa L. Stubblefield *a Notary Public in and for said County and State,* Edward Joseph Hearn and wife, Shealia Marie Hearn,

*the within named bargainer S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 22 *day of* May, *19*86.

Teresa L. Stubblefield *Notary Public*

*Commission expires* My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

*Witness my hand and seal, at office in* ..... *this* .....*day of* ....., *19*....

..... *Notary Public*

*Commission expires* .....

PAID

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 46,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 1986

Deputy Register

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
86 MAY 27 AM 11 86

IDENTIFICATION REFERENCE

04277

**WARRANTY DEED**

FROM

EDWARD JOSEPH HEARN, ET UX

TO

R.T.R. TENNESSEE GENERAL

PARTNERSHIP

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

46000.00- CONT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
8207A05/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042772

IDENTIFICATION REFERENCE

MAY 27 11 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251941