Please Mail Back To
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

BOOK 6869 PAGE 606

FROM BHW CORPORATION, A Tennessee Corporation

ADDRESS NEW OWNER(S) AS FOLLOWS:
LEROY W. HUFFMAN, ET UX, 606 HAYES LANE, MT. JULIET TN 37122

SEND TAX BILLS TO:
Commerce Union Bank, 2720 Lebanon Rd., Nashville, TN 37214

PREPARED BY:
DOAK & HOLLAND ATTORNEYS 2740-A OLD LEBANON RD NASHVILLE TN 37214

MAP-PARCEL NOS.
84-16
213

STATE OF TENNESSEE COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,882.50 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS May 22, 1986
DATE

Karleen Madrid
NOTARY PUBLIC

7-10-89
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of Ten Dollars ($10.00)

DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

BHW CORPORATION, A Tennessee Corporation

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

LEROY W. HUFFMAN, AND WIFE, LUCIA HUFFMAN

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property Description is attached hereto as Page No. 3

0 4 9 3 6

IDENTIFICATION REFERENCE

MAY 29 8 47 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6869 PAGE 607

unimproved ( )
This is improved ( ) property, known as Lot No. 3 on a resubdivision of Lots 1 & 3 of the BHW Corporation
Number Street City State 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 Leroy W. Huffman and wife, Lucia Huffman their heirs, successors and assigns, forever.

AND we do covenant with the said Leroy W. Huffman and wife, Lucia Huffman 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 except of record.

AND we do(es) further covenant and bind ourselves and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said Leroy W. Huffman and wife, Lucia Huffman, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of May, 19 86

BHW CORPORATION:

BY: Luther A. Beazley President
LUTHER A. BEAZLEY, PRESIDENT

{STATE OF TENNESSEE : COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at
City State

this day of 19

Comission Expires Notary Public

(AFFIX SEAL)

{STATE OF TENNESSEE : COUNTY OF DAVIDSON } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luther A. Beazley with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) President of the BHW CORPORATION a corporation, the within named bargainer, and that he as such (Title) President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as (Title) President

WITNESS my hand and seal, at office in CITY: Nashville STATE: Tennessee

this 16th day of May 19 86

7-18-87 Rose Ann Marbitt
Commission Expires Notary Public

(AFFIX SEAL)

"EXHIBIT A"

BEGINNING at the northeasterly corner of Lot No. 3, said point being the southeasterly corner of Lot No. 4; thence with the line between Lots 3 and 4, N 85° 50' 56" W, 159.09 feet to the southwesterly corner of Lot No. 4 and the northwesterly corner of Lot No. 3; thence with the westerly line of Lot No. 4, N 02° 11' 20" E, 34.03 feet to a point on said lot line; thence with the northerly edge of the existing fence, S 84° 30' 51" E, 159.26 feet to the intersection of said fence and the easterly line of Lot No. 4; thence with the easterly line of Lot No. 4, S 02° 11' 20" W, 30.32 feet to the point of beginning, and containing approximately 5,116 square feet, more or less. Said easement shall be exclusive with the exception of the easements across the same on the westerly portion of said Lot No. 4 and shown on the recorded subdivision plans. Said easement shall be for the storage, parking and other uses ancillary to the use of the remainder of Lot No. 3 on said subdivision plan.

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No.3 on Plan of Re-Subdivision of Lots Nos.1 & 3 of BHW Corporation Subdivision of record in Plat Bk.6200,Pg.389 said Register's Office,to which Plan reference is here made for more detailed description;(Said Lot No.3 includes the fee interest in 1/2 of a 20 ft.private drive, the center line of which runs from a point on the southerly line of Lot No.4,which point is 10 ft.east of the southwest corner of said Lot No.4, along the northerly 96.22 ft.of the westerly line of Lot No.3, then extends in a westerly direction to the easterly margin of Shady Grove Rd.) ALSO conveyed is a non-exclusive & joint use easement over the other 1/2 of said 20 ft.private drive for ingress & egress to Lot No.3; AND a non-exclusive & joint use easement common to Lots Nos.2,3,4 & 5 for the purpose of installing,maintaining, repairing & replacing, as necessary, within the confines of said 20 ft.drive & within the confines of the 20 ft.sewer easement of record in Bk.5078,Pgs.446 & 449, such sewer & water lines as may be necessary for the purposes of serving one or more of Lots Nos. 2,3,4 & 5; Grantor FURTHER conveys all right,title & interest in and to a certain permanent easement reserved in deed of record in Bk.6482,Pg.456,said Register's Office, said easement described in Exhibit A attached hereto.

There is also included, within said Lot 3 on said Plan, but expressly excluded from this conveyance, that small portion of land which was taken from Lot 1 on the BHW Corporation Subdivision of record in Book 5200, Page 555, Register's Office for Davidson County, Tennessee, and added to Lot 3 when said Lots 1 and 3 were resubdivided and recorded in Book 6200, Page 389. Said portion of Lot 3 being excluded is described as follows: Beginning at the southwesterly corner of Lot 3; thence N 02° 11' 03" E, 9.75 feet to an iron pin; thence S 86° 38' 48" E, 46.96 feet to an iron pin; thence S 04° 12' 58" E, 10.62 feet to an iron pin; thence N 85° 34' 40" W, 46.6 feet to the beginning.

Grantor however does hereby grant unto Grantees, successors and assigns, a permanent easement running with the land for unlimited use by Grantees, successors and assigns, as to said exclusive tract, it being expressly understood that Grantor, successors and assigns of Lot 1 on said resubdivision shall convey Grantors remaining (underlying fee) interest, in said excluded part of Lot 3, into Grantees, successors and assigns, as soon as Grantor is able to convey same to Grantees free of the existing mortgage lien thereon.

SAID Lot No. 3 on said Plan and said easements being part of the same real property conveyed to BHW Corporation by Deeds of record in Book 2794, Page 501, Book 3066, Page 581, and Book 4354, Page 513, Register's Office for Davidson County, Tennessee.

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

10982.50- CAT.
20[illegible] CSTAX
[illegible] PRFEE
[illegible] MISC
[illegible] CK 27[illegible].24-
[illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 9 3 6

IDENTIFICATION REFERENCE

MAY 29 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252669