WARRANTY DEED

Prepared by: WILLIAM P. JONES, KELLY & JONES BOOK 6874 PAGE 761

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BIXLER PROPERTIES, LTD.	SAME	
(NAME)	(NAME)	To be assigned
629 East Main Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, Tn. 37075		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LARRY J. LAFFERTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BIXLER PROPERTIES, LTD., a limited partnership,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION.

0 6 4 8 3

IDENTIFICATION REFERENCE

JUN 3 3 22 AM '86

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns, forever; and we do convenant with the said GRANTEES 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 as of record and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Mail

Prepared by:
WILLIAM P. JONES
KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

Witness our hands this 1st day of October, 19 83

Larry J. Lafferty
LARRY J. LAFFERTY

STATE OF TENNESSEE
Sumner County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY J. LAFFERTY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 1st day of October 1983

Commission expires 8/13/88

Carolyn S. Crisler
Notary Public

STATE OF TENNESSEE
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Sumner

FORM 11-77

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of October, 1983

Carolyn S. Crisler
Notary Public

My commission expires 8/13/88

(AFFIX SEAL)

WARRANTY DEED

FROM
LARRY J. LAFFERTY

TO
BIXLER PROPERTIES, LTD.,
a limited partnership

Prepared by:
WILLIAM P. JONES, KELLY & JONES
629 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(615) 824-3703

EXHIBIT "A"

All of the following tracts of land being located in Davidson County, Tennessee.

TRACT I

BEING Lot No. 15, Block E, on the Plan of Woodlawn Estates, a plat of which is of record in Book 843, page 82, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Lafferty by deed of record in Book_____, page_____, said Register's Office.

TRACT II

BEING Lot No. 24 on the Plan of East Edgefield Addition to Priest Subdivision, as of record in Book 21, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Lafferty by deed of record in Book 5817, page 169, said Register's Office.

TRACT III

BEING Lot No. 2 on the plan of L. T. Stevens Resubdivision of Lots 110-114 and 133-135 Lindsley Home Place as of record in Book 547, page 101, said Register's Office.

BEING THE same property conveyed to Larry Lafferty and wife, Beverly Lafferty by deed of record in Book 5804, page 384, said Register's Office.

TRACT IV

BEING Lot No. 14, Block E, on the Plan of Woodlawn Estates, a plat of which is of record in Book 843, page 82, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Lafferty and wife, Beverly Y. Lafferty by deed of record in Book_____, page_____, said Register's Office.

TRACT V

BEING the southerly 150 feet, more or less, of Lot No. 7 and a 10 foot strip lying between Lot No. 7 and Mansfield Avenue as now established on the Plan of the D. H. Bailey property, as of record in Book 421, page 65, said Register's Office, described as follows:

BEGINNING on the northerly margin of Mansfield Avenue, as now established, at a point 200 feet east of the easterly margin of Bailey Street, said point being opposite the corner of Lots No. 7 and No. 8; thence northwardly 10 feet to the corner of said Lots No. 7 and No. 8, continuing in the same

direction and with the line between said two lots, 150 feet, more or less, in all 160 feet, more or less, to the southwest corner of the property conveyed to Harley Hulick and wife, by deed from Equitable Life Assurance Society of the United States, of record in Book 1001, page 663, said Register's Office; thence with said Hulick's southerly line, eastwardly 50 feet to the dividing line between Lots No. 6 and No. 7 thence with said line, southwardly 160 feet, more or less, to the northerly margin of said Mansfield Avenue; thence with said Avenue, westwardly 50 feet to the point of beginning.

BEING the same property conveyed to Larry J. Lafferty by deed of record in Book_____, page_____, said Register's Office.

TRACT VI

BEING Lot No. 64 on the A.V.S. Lindsley Subdivision of the Chadwell Tract as of record in Book 2, page 24, Chancery Court records, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Larry J. Lafferty by deed from Putman Properties, Inc., of record in Book 5817, page 169, said Register's Office.

TRACT VII

BEING the rear southerly part of lots 3 and 4 and part of the rear southerly part of lot 2 on the Re-Subdivision of M. T. Stratton's plan of the Subdivision of part of the Cahal Lands, as of record in Book 421, page 50, Register's Office of said County, and described according to a copy of a survey made by Clayde D. Anderson, Surveyor, May 29, 1964 as follows:

BEING on the east margin of Chesterfield Avenue at a point 184.4 feet south of the southeast corner of Cahal and Chesterfield Avenue; thence south 5° 00' east with said margin of Chesterfield Avenue 60.5 feet to the north margin of 12 foot alley; thence south 87° 13' east with said margin of said alley 131.5 feet to a point on the common boundary between lots 4 and 5; thence north 3° 21' east with the common boundary between lots 4 and 5, 60 feet to a point; thence north 87° 13' west 140.5 feet to the point of beginning.

BEING the same property conveyed to Larry Lafferty by deed from Donald R. O'Guin Sr. et ux of record in Book_____, Page_____, Register's Office, Davidson County.

TRACT VIII

BEING parts of Lots Nos. 1, 2 and 3 on the Map of the Resubdivision of the M. T. Stratton Subdivision of part of the Cahal Lands as of record in Book 421, page 50, said Register's Office, described according to a survey made by R. L. Montoya, Land Surveying, dated December 28, 1982 as follows:

BEGINNING at a iron pin in the southerly margin of Cahal Avenue, being 22 feet west of the common front corner of lots Nos. 1 and 2, being the southeasterly intersection of said Cahal Avenue and a proposed 50 foot street, called Chester Avenue, on the above described survey; thence southeasterly along the easterly margin of Chester Avenue 184.4 feet; thence easterly 66.5 feet to the southwest corner of the property

conveyed to Felix E. Stevens and wife, by deed from L. T. Stevens and wife, of record in Book 4152, page 129 said Register's Office; thence with Steven's westerly line north 3 degrees, 21' east 181 feet to the southerly margin of Cahal Avenue, thence with said Avenue north 86 degrees 49' west 93 feet to the point of beginning.

BEING the same property conveyed to Larry J. Lafferty by deed from Beverly Y. Lafferty of record in Book_____, page_____, said Register's Office.

TRACT IX

LAND in Davidson County, Tennessee, being the westerly 100 feet of Lot 1 on the Plan of the Cahal Lands, as of record in Book 57, page 150, Register's Office for said County, and described as follows:

BEGINNING on the northerly margin of Cahal Avenue at a point 438 feet west of the southeast corner of said Lot No. 1; thence N 2 1/2° E. 273.5 feet to a point on the northerly line of said Lot; thence along said line, S 87 1/2° E 100 feet, thence S 2 1/2° W 273.5 feet to the northerly margin of Cahal Ave.; thence along the northerly margin of Cahal Avenue, N 87 1/2° W 100 feet to the beginning.

BEING the same property conveyed to Larry Lafferty by Quitclaim Deed from Linda Lafferty as of record in Book 5099, Page 554, 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
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			240000.00- CONVT.	
			624.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	639.50-
			06594 06/03/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 4 8 3

IDENTIFI REFERENCE

JUN 3 8 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254334