60135

PART OF MAP 106, PARCEL 134

THIS INSTRUMENT PREPARED BY:
Stephen L. Meyer, Attorney at Law
2640 American General Center
Nashville, Tennessee 37250

ADDRESS NEW OWNER AND SEND TAX BILLS TO:
F. BRUCE FITZPATRICK
2211 HAMPTON Ave.
NASHVILLE, TN. 37215

SPECIAL WARRANTY DEED

BOOK 6885 PAGE 285

THIS DEED, made and entered into this 10th day of June, 1986, by and between LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, a Tennessee corporation and F. BRUCE FITZPATRICK.

WITNESSETH, that LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, for and in consideration of the sum of $285,000.00 and other good and valuable consideration paid by F. BRUCE FITZPATRICK, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey, Warrant and Confirm unto the said F. BRUCE FITZPATRICK the following described real estate, situated in the City of Nashville, Davidson County, Tennessee:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same, together with all rights, appurtenances and all estate, title, claim or demand whatsoever of LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, to the same, unto F. BRUCE FITZPATRICK his heirs and assigns, forever. LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, for itself and its successors and assigns, does covenant with F. BRUCE FITZPATRICK his heirs and assigns, that it is lawfully seized of said premises, that the same is free from encumbrances except for ad valorem taxes and any special property assessment, governmental zoning and subdivision ordinances in effect thereon, right of way, easements and restrictions of record, and that it has good, right and lawful authority to sell the same and that it will warrant and defend the same unto F. BRUCE FITZPATRICK his heirs and assigns, forever, against the lawful claims of all persons claiming by and through and under LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE, but not otherwise.

IN WITNESS WHEREOF, LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE has caused this Deed to be executed by its authorized officers this the 10th day of June, 1986.

LIFE AND CASUALTY INSURANCE COMPANY OF TENNESSEE

WITNESS

BY: Sydney Keebler

WITNESS

ATTEST: Joan H. Overstreet

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sydney F. Keeble, Jr. and Jean H. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Senior Vice President and Asst. Secretary of the within named bargainor, a corporation, and that they as such Senior Vice President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Sydney F. Keeble, Jr. as Senior Vice President and attesting the same by Jean H. Overstreet as Asst. Secretary.

Witness my hand and seal, at office in Nashville, Tennessee this the 10th day of June, 1986.

Carol Jean Gentry
Notary Public

My Commission Expires: April 17, 1988

SLM237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 285,000.00

Subscribed and sworn to before me this the 11th day of June 19 86

Affiant

My commission expires: 1/21/90 Notary Public

EXHIBIT "A"

BOOK 6885 PAGE 287

Lot 19, being a portion of Parcel 134 on Plus Park Boulevard located in the 1st Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an old iron pin on the east margin of Plus Park Boulevard, said iron pin being 819.96' south of a concrete monument at the southeast corner of Pavilion Boulevard, and running the following courses and distances:

South 73° 07' 05" East a distance of 293.52' to an old iron pin, said pin being in the westerly margin of Section 9, Plus Park, as recorded in Book 4460, Page 113, R.O.D.C.; thence, South 19° 57' 59" West a distance of 127.96' to an old iron pin; thence, South 00° 20' 10" West a distance of 224.85' to an old iron pin; thence, North 89° 38' 22" West a distance of 224.97' to an old concrete monument in the easterly margin of Plus Park Boulevard; thence, continuing with the easterly margin of Plus Park Boulevard around a curve to the left, said curve having a radius of 806.61', a distance of 139.95' to an old iron pin; thence, continuing with the easterly margin of Plus Park Boulevard, North 9° 39' 48" West a distance of 104.17' to an old iron pin in concrete; thence, continuing with the easterly margin of Plus Park Boulevard around a curve to the right, said curve having a radius of 358.44', a distance of 190.00' to the point of beginning, said tract containing 2.28 acres, more or less, in accordance with a survey by Turner Engineering Company dated April 18, 1986 and being Job 6-86, Work Order 5976.

10007

IDENTIFICATION REFERENCE

JUN 12 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6885 PAGE 238

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
			285000.00- CONT.	
			741.00 CSTAX	
			.50 PRFEE	
			9.00 MSC FEE	
			CHECK	750.50-
			4894ADC/06/52 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100077

IDENTIFICATION REFERENCE

JUN 12 2 14 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258490