jmb431:6/27/86

WARRANTY DEED

BOOK 6901 PAGE 853

THIS INSTRUMENT WAS PREPARED BY DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Hardscuffle Joint Venture<br>c/o Karr Investments<br>530 Church Street<br>Nashville, Tennessee 37219 | Same | 171; 35,36, and 37 |

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Thomas W. Schlater, an unmarried person hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Hardscuffle Joint Venture hereinafter called the GRANTEES, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:
TO-WIT:

See attached Exhibit A incorporated by reference as fully as if copied herein.

This is unimproved (x) improved ( ) property, known as _____
(House Number)

_____ (Street) _____ (P.O. Box) _____ (City of Town) _____ (Postal Zip)

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns, forever, and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS my hand this 27th day of June, 1986.

Thomas W. Schlater

15353

IDENTIFICATION REFERENCE

JUN 27 3 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Wilson )

BOOK 690 PAGE 884

The actual consideration or value, whichever is greater, for this conveyance is $225,000.

Affiant

Subscribed and sworn to before me this 27th day of June, 1986.

NOTARY PUBLIC

My Commission Expires: 4-22-87

STATE OF TENNESSEE)
COUNTY OF Wilson )

Personally appeared before me, TERESA S. TRUELOVE, a Notary Public in and for said County and State, the within named Thomas W. Schlater, 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 FRANKLIN, Tennessee, this 27th day of June, 1986.

NOTARY PUBLIC

My Commission Expires: 4-22-87

Exhibit A

TRACT I:



Land in Davidson County, Tennessee, being part of a 22.8 acre tract of land as shown on the Map of Martha Marr Subdivision of the Dodson lands, at Brentwood, as of record in Book 421, page 33, Register's Office for said county, and more particularly described as follows:

BEGINNING at a point in the northerly margin of Hardscuffle Lane, 349 feet east of the southeast corner of Lot No. 10 of said subdivision, said beginning point being a pin in the Robert L. Moore's line; thence along Moore's easterly line North 2 deg. East 684 feet to a pin, Moore's northeast corner; thence South 87 deg. 15 min. East 126.5 feet to an iron pin; thence South 2 deg. West 682 feet to an iron pin in the northerly margin of Hardscuffle Lane; thence with said Hardscuffle Lane, northerly margin, North 88 deg. West 126.5 feet to the point of beginning.

BEING the same propety conveyed to Thomas W. Schlater by deed from Burton Edwards and wife, Mamie Edwards, of record in Book 4944, page 322, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being part of a 22.8 acre tract of land in the 6th Civil District of Davidson County, Tennessee, as shown on the Map of the Martha Marr Subdivision of the Dodson Lands, at Brentwood, as of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the northerly margin of Hardscuffle Road, Four Hundred seventy-five and one-half (475.5') feet east of the southeast corner of Lot No. 10 in said subdivision; thence North 2 deg. East 682 feet to a point; thence South 87 deg. 15 min. East 63 feet to a point; thence South 2 deg. West 681 feet in said northerly margin of Hardscuffle Lane; thence North 88 deg. West 63 feet to the point of beginning.

Being the same property conveyed to Thomas W. Schlater by deed from Burton Edwards and wife, Mamie Edwards, of record in Book 4785, page 578, Register's Office for Davidson County, Tennessee.

Tract III:

Land in the 6th Civil District of Davidson County, Tennessee, being part of a 22.8 acre tract, as shown on the map of the Martha Marr Subdivision of the Dodson Lands, at Brentwood, as of record in Book 421, page 33, Register's Office for said County, and more particularly described according to a survey made by George W. Watkins, Surveyor, March 9, 1963, as follows:

BEGINNING at a point in the northerly margin of Hardscuffle Road, 538.5 feet east of the southeast corner of Lot No. 10 in said Subdivision; thence North 2 deg. East 681 feet to a point in the northerly line of the 22.8 acre tract shown on the Map of said Subdivision; thence South 87 deg. 15 min. East 63 feet to a point; thence South 2 deg. West 680 feet to a point in the northerly margin of Hardscuffle Road; thence along said northerly boundary of said Hardscuffle Road, North 88 deg. West 63 feet to the point of beginning.

Being the same property conveyed to Thomas W. Schlater by Trustee's Deed from Graham B. Boyce, Substitute Trustee, under an appointment of record in Book 4710, page 889, Register's Office for Davidson County, Tennessee, said Trustee's Deed being of record in Book 4722, page 191, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6901 PAGE 886

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

2250 .00- CO IT.
500.00 CO TAX
.50
9.00
534.
1203AC6/27/86 3:

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 5 3.

IDENTIFICATION REFERENCE

JUN 27 3 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264659