BOOK 6663 PAGE 336

COTTAGE PLACE CONDOMINIUM
UNIT WARRANTY DEED

FROM: A. HARRISON JOHNSON, JR., TRUSTEE

TO: F J & S INVESTMENTS

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| F J & S Investments | Fidelity Federal | Map 95-9A-123 |
| (NAME) | (NAME) | |
| c/o Horrell Realty & Investments | | |
| 3030 Sidco Drive | 401 Union Street | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37204 | Nash, Tenn 37219 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,500.

Subscribed and sworn to before me, this the 12th day of June, 1986.

Affiant

My Commission Expires May 13, 1989

My commission expires: _____

(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by F J & S INVESTMENTS, ["Grantee" herein], the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., TRUSTEE FOR ALLIED PARTNERS, [the "Grantor" herein], has bargained and sold, and by these presents does transfer and convey unto the said Grantee, F J & S INVESTMENTS, a partnership comprised of Fred T. Horrell, John W. Horrell and Stephen H. Horrell, its successors and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 55 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, said Register's Office.

Being part of the same property conveyed to Allied Partners, a partnership comprised of Stephen O. Hewlett, C. LeRoy Norton, Jr., Stephen H. Horrell and John W. Horrell by deeds from Jane Logue, of record in Book 6353, Page 79, Register's Office for Davidson County, Tennessee and from Joseph W. Lannom et al, of record in Book 6359, Page 345, said Register's Office and being part of the same property conveyed to Grantor herein by Deed of record in Book 6536, Page 559, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for Cottage Place Condominium Association, of record in Book 6520, Page 745, as amended in Book 6569, Page 212, and in Book 6636, Page 722, said Register's Office.

Further, this conveyance is given subject to:

1. 1986 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Easement for water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, Page 268, and Book 722, Page 324, said Register's Office.

4. Easement contained in Deed of record in Book 5256, Page 398, said Register's Office.

5. A 10 foot private sanitary sewer line easement running across a portion of the southwest corner of said property.

6. Terms and provisions of the By-Laws of Cottage Place Homeowners' Association, of record in Book 6520, Page 793, Register's Office for Davidson County, Tennessee.

7. Matters shown on plan of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee.

This is improved property, known as 123 Cottage Place, Nashville, Tennessee.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said F J & S INVESTMENTS, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 12th day of June, 1986.

158 I.S.

IDENTIFICATION REFERENCE

JUN 30 2 46 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

A. HARRISON JOHNSON, JR., TRUSTEE FOR
ALLIED PARTNERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A. HARRISON JOHNSON, JR., TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Trustee for Allied Partners, a Tennessee general partnership, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership and trust by himself as Trustee.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

**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 |
|---|---|---|---|---|

72500.00- CONT.
180.50 CSTAX
.50 MSTAX
6.00 MOE ?
CHECK 125.00-
1714A06/30/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

158 I. 5.

IDENTIF. REFERENCE

JUN 30 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 265158