File #7

This Instrument Prepared By:
Montgomery & Associates
215 Centerview Drive
Suite 150
Brentwood, Tennessee 37027

BOOK 6919 PAGE 167

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills TO	Map Parcel Numbers
Robert A. Nixon P.O. Box 100930 Nashville, TN 37210	SAME	Map 82-2

Parcel 84

(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, William M. Coats, unmarried, ("Grantor"), has bargained and sold and does hereby transfer and convey unto Robert A. Nixon ("Grantee"), their land located in Davidson County, Tennessee and described as follows:

Land in the First District of Nashville, Davidson County, Tennessee, as described according to a survey of Donald R. Carver, dated April 4, 1986, and as further described as Lot 1 on the Cleveland Street Commercial Plan, Section 1, of record in Book 6250, page 986, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description; provided Grantor reserves, retains and excepts, for himself, his heirs and assigns, from the premises herein conveyed, an easement across the premises for the purposes of erecting, lighting, maintaining, operating, removing, and replacing the Billboards described in the Lease Agreement dated June 25, 1986, by and between Grantor as Lessor and National Advertising Company as Lessee, ("Lessee") of record at Book 6903, page 691, Register's office for Davidson County, Tennessee (the "Lease") (the "Billboards"), and for access to and ingress and egress to and from the Billboards for such purposes. Grantor further reserves and retains a nonexclusive easement in the premises for the purpose of providing utility service to each of the Billboards. Grantor further reserves, retains and excepts from the premises herein conveyed all rights to payments made by the Lessee or any other party under or in connection with the Lease and any extension, renewal, amendment or replacement thereof, and further reserves and retains for Grantor, the Lessee, and their respective heirs, successors and assigns, an easement across the premises for access, ingress and egress to and from the Billboards for the purpose of enforcing any of their respective rights under the Lease, Grantee acknowledges that the premises herein conveyed are conveyed subject to the Lease and to the rights of the Lessee and the Lessor under the Lease. Grantee further acknowledges that, if the Lease is terminated, Grantor shall succeed to the rights of the Lessee thereunder as fully as if Lessor had been the original Lessee thereunder, without any merger of estates. Grantee further covenants and agrees that no structures will be erected or allowed to be erected on the premises that would destroy or impair the highway view of the Billboards,

either by Grantee or by Grantee's successors or assigns. Grantor's reserved rights and easements described herein are fully transferable and Grantor may sell, lease, convey, pledge, mortgage, encumber or otherwise transfer (including by devise or descent) any or all the rights, title, interest and easements retained and reserved herein. *

Being part of the same property conveyed to Grantor by deed from M & O Investments, Inc. of record in Book 6735, page 991, said Register's office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, their successors forever.

AND Grantor does hereby convenant with Grantee that he is lawfully sized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered.

And Grantor does further convenant and bind himself, his heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons whomscever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of July, 1986.

William M. Coats

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$306,000.00~~ $279,200.00

AFFIANT

Subscribed and sworn to before me, this 15th day of July, 1986

NOTARY PUBLIC

My Commission expires:
October 24, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, _____ a Notary Public of the State and County aforesaid, personally appeared William M. Coats with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of July, 1986.

_____
NOTARY PUBLIC

My Commission Expires:

1-10-87

RAN
ewmc

* Subject to Grantee's reasonable right to designate the metes and bounds and time frame of access of the reserved easements so as not to unreasonably interfere with the operation or conduct of Grantee's business, and it futher being understood that the length of the time of the reservations herein contained cooincide with the terms of the aforementioned Lease.

21053

TENNESSEE REFERENCE

JUL 16 12 13 PM '86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6919 PAGE 170

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
			259200.00- DMT	
			837.76 CCTAX	
			.50 PRFE	
			9.00 MTG-D	
			CHECK	347.26-
7873A07/16/86			SAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2105313 IDENTIF. REFERENCE

JUL 16 12 13 PM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 271239