BOOK 6935 PAGE 660

BK 6 mgc

lbl39:07/31/86

FROM: Percy Priest Woods, a joint venture

TO: Robert E. LaBrec

Address New Owner as follows:

Robert E. LaBrec
205 Reidhurst Avenue
Suite N-207
Nashville, Tennessee 37203

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Send Tax Bills to: Same

Map-Parcel No.

Map 108-16
Parcels 222, 225, 341, 342 and 370
and
Map 108-15
Parcels 1 and 43

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $358,200.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 1986.

Notary Public

My Comm. Expires: 3-11-90

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Percy Priest Woods, a joint venture composed of Ellis B. Goodloe and Richard M. Wright, III, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Robert E. LaBrec, hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

[SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM]

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on attached Exhibit A.

This is improved property known as 901, 903, 913, 915 and 919 Hammack Drive, Nashville, Tenenssee, and 828 and 830 Woodcraft Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

The Joint Venture Agreement of Percy Priest Woods is of record in Book 6222, page 178, Register's Office for Davidson County, Tennessee, as amended in Book 6447, page 61, said Register's Office.

Percy Priest Woods appointed James H. Brewer as its true and lawful attorney-in-fact for the purpose of executing warranty deeds in real estate transactions by instrument of record in Book 6714, page 41, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 31st day of July, 1986.

PERCY PRIEST WOODS,
a joint venture

BY: Richard M. Wright III
By James H. Brewer His Atty in Fact
Richard M. Wright, III
By James H. Brewer, his
attorney-in-fact

PERCY PRIEST WOODS,
a joint venture

BY: James H. Brewer Atty-in-Fact
James H. Brewer,
attorney-in-fact for Percy
Priest Woods, a joint
venture

PERCY PRIEST WOODS,
a joint venture

BY: Ellis B. Goodloe
By James H. Brewer His Atty in Fact
Ellis B. Goodloe
By James H. Brewer, his
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the true and lawful attorney-in-fact for Percy Priest Woods, the within named bargainor, a Tennessee joint venture composed of Ellis B. Goodloe and Richard M. Wright, III, and that he as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of July, 1986.

Carol M. Mason
NOTARY PUBLIC

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1986, before me personally appeared James H. Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard M. Wright, III, and acknowledged that he executed the same as the free act and deed of said Richard M. Wright, III.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of July, 1986.

Carol M. Mason
NOTARY PUBLIC

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1986, before me personally appeared James H. Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ellis B. Goodloe and acknowledged that he executed the same as the free act and deed of said Ellis B. Goodloe.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of July, 1986.

Carol M. Mason
NOTARY PUBLIC

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public for the Sate and County aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be attorney-in-fact for Richard M. Wright, III, a joint venturer of Percy Priest Woods, the within named bargainor, a joint venture, and that he, as such attorney-in-fact, executed the foregoing instrument in behalf of said joint venturer, acknowledging the same to be the free act and deed of said joint venturer, for the purposes therein contained, by signing the name of the joint venturer by himself as attorney-in-fact for such joint venturer.

Witness my hand and official seal at office in Nashville, Tennessee this 31st day of July, 1986.

Carol M. Mason
NOTARY PUBLIC

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public for the Sate and County aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be attorney-in-fact for Ellis B. Goodloe a joint venturer of Percy Priest Woods, the within named bargainor, a joint venture, and that he, as such attorney-in-fact, executed the foregoing instrument in behalf of said joint venturer, acknowledging the same to be the free act and deed of said joint venturer, for the purposes therein contained, by signing the name of the joint venturer by himself as attorney-in-fact for such joint venturer.

Witness my hand and official seal at office in Nashville, Tennessee this 31st day of July, 1986.

Carol M. Mans
NOTARY PUBLIC

My Commission Expires: 3-11-90

lbl47:07/31/86

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee described as follows:

TRACT NO. I:

Being Lot No. 170B as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Book 6250, page 901, Register's Office for said County, and also shown as part of Lot 170 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. II:

Being Lot No. 171A as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Book 6250, page 901, Register's Office for said County, and also shown as part of Lot 171 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. III:

Being Lot No. 171B as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Book 6250, page 901, Register's Office for said County, and also shown as part of Lot 171 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. IV:

Being Lot No. 174A as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, Register's Office for said County, and also shown as part of Lot 174 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. V:

Being Lot No. 174B as shown on the Plat of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, Register's Office for said County, and also shown as part of Lot 174 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. VI:

Being Lot No. 175A as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, Register's Office for said County, and also shown as part of Lot 175 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO VII:

Being Lot No. 175B as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, Register's Office for said County, and also shown as part of

EXHIBIT A

(continued)

Lot 175 on the Final Plat, Section Four, Percy Priest Woods Subd. of record in Book 6250, page 356, Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NOS. I, II, III, IV, V, VI and VII being part of the same property conveyed to Percy Priest Woods, by deed from Kodill Properties, a Limited Partnership, of record in Book 6071, page 482, Register's Office for Davidson County, Tennessee.

The above-described property is conveyed subject to the following:

1. 1986 Metropolitan Government of Nashville and Davidson County taxes.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office. (Applies to Tracts I through VII)

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office. (Applies to Tracts I through VII)

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office. (Applies to Tracts I through VII)

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office. (Applies to Tracts I through VII)

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office. (Applies to Tracts I through VII)

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office. (Applies to Tracts I through VII)

8. All matters as shown on the Plat of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Book 6250, page 901, said Register's Office. (Applies to Tracts I, II and III)

9. All matters as shown on the Plat of Zone Lot Division, Percy Priest Woods, Section 4, Lots 172-180, of record in Book 6250, page 993, said Register's Office. (Applies to Tracts IV through VII)

10. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements. (Applies to Tracts I through VII)

11. By Power of Attorney, dated November 21, 1985, of record in Book 6714, page 41, said Register's Office, James H. Brewer was appointed as attorney in fact for Percy Priest Woods, a joint venture.

27029
IDENTIFICATION REFERENCE
JUL 31 2 19 PM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6935 PAGE 666

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
			35020".00- CA1T. 1002.96 CSTAX .50 PRFE 18.00 WDST CHECK 1021.46-	
			4790A07/31/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.029

IDENTIF REFERENCE

Jul 31 2 19 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 278010