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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Edward T. Herbert and wife,
Mary Anne Herbert

TO

Charlotte Properties, a
Tennessee General Partnership

For draftsman's use

This instrument prepared by:

John C. McLemore
McMackin, Garfinkle & McLemore
219 Fifth Avenue, North
Nashville, TN 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Properties (NAME)	Charlotte Properties (NAME)	91-13-355
1727 Church Street (STREET ADDRESS OR ROUTE NUMBER)	1727 Church Street (STREET ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

2 7 5 0 4

IDENTIFICATION REFERENCE

AUG 1 3 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ ~~0.00~~ 100000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 86.

Notary Public

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)

For and in Consideration of the sum of Zero Dollars and Zero Cents ($0.00) DOLLARS

Edward T. Herbert and wife, Mary Anne Herbert

have bargained and sold, and by these presents do transfer and convey unto the said Charlotte Properties, a Tennessee General Partnership consisting of James E. Ward, George W. Holder and Edward T. Herbert heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See description on attached sheet.

8364 08/01 209.50- CHECK

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unimproved ( )
This is improved (XX) property, known as 5909 Charlotte Avenue Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlotte Properties heirs and assigns, forever.

And We do covenant with the said Charlotte Properties that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except by a first mortgage deed of trust in favor of Opal Tubbs of record at Book , p. , Register's Office of Davidson County and a second mortgage deed of trust in favor of Nashville City Bank of record at Book 6446, p. 389, Register's Office of Davidson County.

And ~~Edward T. Herbert and wife, Mary Anne Herbert~~ do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Charlotte Properties heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of August, 86

Edward T. Herbert

Mary Anne Herbert

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Evelyn Lester, a Notary Public in and for said County and State, the within named Edward T. Herbert and wife, Mary Anne Herbert

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 19 86.

Evelyn Lester Notary Public

Commission Expires My Commission Expires July 9, 1989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

EXHIBIT "A"

BEING a tract of land in Davidson County, Tennessee, being a part of and the westerly one-half of Lot #4 on the Map showing subdivision of John M. Branham's Farm on the Charlotte Pike, as of record in Book 547, page 14, Register's Office for said County.

SAID westerly half of Lot #4 fronts 100 feet on the southerly side of Charlotte Pike and runs back between parallel lines from the center of said Pike, 1101 feet to the northerly line of Lot #6 and contains 2.5 acres, more or less.

INCLUDED BUT SPECIFICALLY EXCLUDED HEREFROM is the property conveyed to Five H Investments, a partnership composed of Thomas S. Hoover, Ephriam H. Hoover II, Robert Haley, Elise Hoover & Thomas S. Hoover, Trustee for Paul A. Hoover Trust by deed from Opal D. Tubbs (Mrs. Harry J. Tubbs), a widow, of record in Book 5472, page 631, Register's Office for Davidson County, Tennessee, described as follows:

BEING a tract of land in Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of John M. Branham's Farm of record in Book 547, page 14, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the line between Lots No. 4 and 5 on said subdivision, said point being 360 feet south of the center of Charlotte Pike, and being the southeast corner of the property conveyed to William R. Malone, et ux (John Duncan, Trustee) of record in Book 4364, page 374, Register's Office for Davidson County, Tennessee; thence, with a severance line parallel to said Charlotte Pike N 75° 45' E, 101.15 feet to the west line of the property conveyed to Herbert Page of record in Book 3762, page 112, Register's Office for Davidson County, Tennessee; thence, with said Page's west line S 06° 12' E, 745.57 feet to the rear line of said Lot No. 4; thence, with said lot line S 75° 19' 11" W, 99.39 feet to the southeast corner of the property conveyed to Thomas L. Sullivan et ux of record in Book 4283, page 779, Register's Office for Davidson County, Tennessee; thence, with Sullivan's east line and the east line of the property conveyed to James E. Sharp et ux of record in Book 2749, page 634, Register's Office for Davidson County, Tennessee, N 06° 20' W, 427.00 feet to a corner post the southeast corner of the property conveyed to Richard R. Hoffman, of record in Book 3881, page 406, Register's Office for Davidson County, Tennessee; thence, with said Hoffman's property with a fence N 06° 10' W, 94.00 feet to a corner post; thence, with a fence N 06° 28' W, 225.09 feet to the point of beginning. Containing 73,912 square feet or 1.70 acres, more r less.

BEING the same property conveyed to Edward T. Herbert, Trustee, with full power to sell, convey and mortgage, by quitclaim deed from Charlotte Properties, a Tennessee general partnership composed of J. Gary King, David Ferguson and Edward Herbert, of record in Book 6387, page 504, Register's Office for Davidson County, Tennessee; and the same property conveyed by quitclaim deed from Edward T. Herbert, Trustee, with full power to sell, convey and mortgage, Edward T. Herbert individually, J. Gary King individually and David Ferguson individually, to Edward T. Herbert individually, said quitclaim deed being of record in Book 6430, page 969, said Register's Office.

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

100000.00- CAMT.
280.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 289.50-
5364A08/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.50.4

CHECKED FOR REFERENCE

Aug 1 3 27 PM '86

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 278568