VD

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6974 PAGE 715

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. H. T. Realty Company	SAME	Map 72-2
(NAME) 2142 East Hill Dr	(NAME)	Parcels 105, 106, 114, 115, 116
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	and 117
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

Cash in hand paid by T. H. T. Realty Company, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

H. G. HILL REALTY COMPANY

have this day bargained and sold, and do hereby transfer and convey unto the said T. H. T. REALTY COMPANY

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT 1:

Land in Davidson County, Tennessee, being parts of Lot Nos. 1 and 2 on the Map of Patterson and Young's Subdivision of Gallatin Road Property, as of record in Book 547, page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Gallatin Road, being the dividing line between Lot Nos. 2 and 3 on said plan, running westerly 283 feet to an old fence line; thence southerly 147.2 feet to an iron pin; thence easterly along the South line of Lot No. 1 and the H. G. Hill Realty Company lot, 130 feet, more or less, to a point 95 feet West of the westerly margin of Gallatin Road at the southwest corner of lot now owned by W. I. Hudson; thence at right angles, northerly and parallel to Gallatin Road, with the westerly margin of said Hudson lot, 90 feet to a point; thence at right angles and parallel to the southerly line of Lot No. 1, easterly 95 feet to the westerly margin of Gallatin Road; thence northerly along the westerly margin of Gallatin Road, 44 feet to the point of beginning.

(Continued on Exhibit A)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00

Subscribed and sworn to before me this the _____ *day of* _____, 19____

Affiant

My commission expires: _____ *(Affix Seal)*

Notary Public

This is improved (X) property, known as Gallatin Pike, Nashville, Tennessee *(House Number) (Street) P.O. Address: (City or Town)* *unimproved ( )*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for encumbrances shown on Exhibit B attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 1st *day of* Sept. 19 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. G. HILL REALTY COMPANY

By: H. R. Flintoff
H. R. Flintoff
Its: Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joy C. Graves, *a Notary Public of the State and County aforesaid, personally appeared* H. R. Flintoff, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Exec. Vice Pres. *of the* H. G. Hill Realty Company, *the within named bargainor, a corporation, and that* he *as such* Executive Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 10th *day of* September, *19*88.

Joy C Graves
_____ *Notary Public*

Commission expires 10-2-88

NOTARY PUBLIC
JOY C. GRAVES
DAVIDSON COUNTY
STATE OF TENNESSEE

WARRANTY DEED

FROM

H. G. HILL REALTY COMPANY

TO

T. H. T. REALTY COMPANY

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Being the same property conveyed to H. G. Hill Realty Company, by deed from Carl H. Benz and wife, of record in Book 888, page 605, Register's Office of Davidson, County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map of Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the easterly side of Baxter Street and runs back 238 feet 7 inches on the northerly line and 260 feet 2 inches on the southern line to a dead line, measuring 52 feet 4 inches thereon.

Being the same property conveyed to H. G. Hill Realty Company, a Tennessee corporation, by deed from Lewie Fred Owen and wife, Emmie Lois Owen, of record in Book 3377, page 387, Register's Office of Davidson, County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the easterly side of Baxter Street and runs back 217 feet 1 inch on the northerly line and 238 feet 7 inches on the southerly line to a dead line, measuring 52 feet 4 inches thereon.

Being the same property conveyed to H. G. Hill Realty Company, by deed from William Henry Moore, Jr. and wife, Edna E. Moore, of record in Book 2332, page 499, Register's Office of Davidson, County, Tennessee.

TRACT 4

Land in Davidson County, Tennessee, being the southerly 56 feet front and 30 feet rear of Lot No. 3 on the Plan of Patterson's Young's Subdivision, of record in Book 547, page 38, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake on the westerly margin of Gallatin Road at the northeast corner of Lot No. 2, and the southeasterly corner of Lot No. 3 of said plan; running thence with the line between said lots, westwardly 283 feet to a stake, the corner of Lot Nos. 2 and 3; thence along the westerly line of Lot No. 3, northerly 30 feet to a stake; thence easterly 297.5 feet to a stake on the margin of the Gallatin Road, 56 feet northerly from the southeasterly corner of Lot No. 3; thence southerly along the margin of Gallatin Road, 56 feet to the beginning.

Being the same property conveyed to H. G. Hill Realty Company, by deed from United Realty Company, of record in Book 919, page 563, Register's Office of Davidson, County, Tennessee.

TRACT 5:

Land in Davidson County, Tennessee, being the easterly 95 feet of Lot No. 1 and the easterly 95 feet of the southerly 25 feet of Lot No. 2 on the Plan of Patterson and Young's Subdivision, Gallatin Road, as of record in Book 547, page 38, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front together 90 feet on the westerly side of the Gallatin Road and runs back between parallel lines 95 feet to a dead line.

Being the same property conveyed to H. G. Hill Realty Company, by deed from Minnie A. Hudson, a widow, of record in Book 1879, page 431, Register's Office of Davidson, County, Tennessee.

TRACT 6:

Land in Davidson County, Tennessee, being a lot off the South part of a 6-3/8 acre tract conveyed by W. B. Bateman to R. W. Patterson in the Eleventh, formerly the Eighteenth Civil District of said County, described as follows:

Beginning at a stone in the westerly margin of the Gallatin Turnpike and the northeast corner of the Baxter School Lot; thence with the North line of said lot, North 6-1/4 deg. West 180 feet to a post and stone in the East line of the Maplewood Farm; thence with the East line of said farm, North 2 deg. East 54-1/4 feet to a stone; thence South 64-1/4 deg. East 202 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said Pike, southerly 50 feet to the point of beginning.

Being the same property conveyed to H. G. Hill Realty Company, by deed from W. N. Loyd and wife, Rosa Belle Loyd, of record in Book 4344, page 523, Register's Office of Davidson, County, Tennessee.

TRACT 7:

Land in Davidson County, Tennessee, beginning at a stake in the westerly margin of Gallatin Turnpike, 50 feet northwardly from the northeast corner of Baxter School Lot; thence North 64-1/2 deg. West 202 feet to a stone in the East line of Maplewood Farm; thence along said line, North 2 deg. East 54-1/4 feet to a stake in said line; thence South 64-1/2 deg. East 223.8 feet to a stake in the westerly margin of the Gallatin Turnpike; thence with the westerly margin of said turnpike; southwardly 50 feet to the beginning.

Being the same property conveyed to H. G. Hill Realty Company, by deed from H. G. Hill Co., of record in Book 752, page 528, Register's Office of Davidson, County, Tennessee.

EXHIBIT B

1. Taxes for 1986, a lien, but not yet due and payable.

2. Sanitary sewers and/or storm drainage easement of record in Book 4315, page 985, Register's Office for Davidson County, Tennessee.

3. Sanitary sewers, and/or storm drainage easement of record in Book 4070, page 813, Register's Office for Davidson County, Tennessee.

4. Restrictive covenants contained in an instrument executed by Mrs. E. B. Craig, not dated, filed August 13, 1941, and of record in Book 1163, page 418, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in an instrument executed by Arthur Crownover and wife, to the Board of Education of Davidson County, Tennessee, dated November 4, 1922, filed November 8, 1922, of record in Book 598, page 570, Register's Office for Davidson County, Tennessee.

40603

IDENTIFICATION REFERENCE

SEP 10 11 48 AM '86

KELLY A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

500000.00 CAMT.
1400.00 CSTAX.
.50 PRFEE
15.00 WDEED
CHECK 1415.50
025|A09#10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40603

IDENTIFICATION REFERENCE

SEP 10 11 48 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 293108