Book

jeh661:07/31/86

BOOK 6976 PAGE 333

FROM: Rodney Wise and
Steve Snowden, Trustees
TO: ~~Mason-Dixon Construction Co., Inc.~~ Kentucky Builders & Remodelers, Inc.

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

Address New Owner as follows:

179 Belle Forest Circle
Suite 304
Nashville, Tennessee 37221

Send Tax Bills to: Map-Parcel No.

Kentucky Builders & Remodelers, Inc.
~~Mason-Dixon Construction Co., Inc.~~
(SAME ADDRESS)

Map 142
Parcel ~~281~~

Union Planters
National Bank
(Mortgagee)
3904 Hillsboro Rd.
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 207,848.48.

Affiant

Subscribed and sworn to before me, this the 15th day of Sept., 1986.

Notary Public

My Comm. Expires: 5-13-89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rodney Wise and Steve Snowden, Trustees, with full power to convey or encumber without the joinder or consent of any beneficiary, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ~~Mason-Dixon Construction Co., Inc.~~ Kentucky Builders & Remodelers, Inc., a Tennessee corporation, herein called "GRANTEE", its successors, 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 FULLY AS THOUGH COPIED HEREIN.)

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

This is umimproved property.

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, its successors, 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 heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, 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.

WITNESS its hand this 7 day of Aug, 1986.

Rodney Wise, Trustee

Steve Snowden, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura Halliburton, a Notary Public in and for said County and State, the within named Rodney Wise, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1986.

NOTARY PUBLIC

My Commission Expires Sept. 30, 1989

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura Halliburton, a Notary Public in and for said County and State, the within named Steve Snowden, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of August, 1986.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires Sept. 30, 1989

Land in the thirty-fifth council district of Nashville, Tennessee, being a part of the same property conveyed to John C. Jacobs and wife, Jeanette Jacobs, by deed from Bernie Howard Smith and wife, Lelia Joy Smith, of record in Book 2927, page 489, Register's Office for Davidson County, Tennessee and being more particularly described according to an unrecorded survey by James L. Terry and Associated dated October 25, 1984. Said survey describes the land as follows:

Beginning at an iron pin on the northerly margin of Bellevue Drive at the intersection of the western boundary line of the property conveyed to H. H. Dillard and wife of record in Book 2150, page 575, Register's Office for Davidson County, Tennessee and the northerly margin of said road; thence with the northerly margin of said road North 87 deg. 34 min. 07 sec. West 54.13 feet to an iron pin; thence North 24 deg. 58 min. 04 sec. East 184.66 feet to an iron pin; thence North 2 deg. 48 min. 41 sec. East 220.07 feet to an iron pin; thence North 86 deg. 33 min. 27 sec. West 398.68 feet to an iron pin; thence South 2 deg. 3 min. 31 sec. West 397.66 feet to an iron pin; thence with the northerly margin of Bellevue Drive North 87 deg. 34 min. 07 sec. West 75.06 feet to a concrete monument; thence around a curve bearing north 90 deg. 8 min. 25 sec. 39.33 feet to a concrete monument; thence North 2 deg. 3 min. 31 sec. East 188.27 feet to an iron pin; thence along the northern boundary of the Resubdivision of Section One of Valley West, Ltd. North 81 deg. 50 min. 45 sec. West 210.43 feet to an iron rod; thence along the western boundary line of said property, North 9 deg. 52 min. 42 sec. East 577.24 feet to an iron pin at the northwesterly corner of said property; thence along the northern boundary of said property South 89 deg. 42 min. 06 sec. East 635.35 feet to a concrete monument; thence along the eastern boundary of said property South 02 deg. 48 min. 41 sec. West 670.0 feet to an iron pin; thence South 24 deg. 58 min. 04 sec. West 173.71 feet to the point of beginning, containing 8.13 acres, more or less.

Being the same property conveyed to Rodney Wise and Steve Snowden, Trustees, with full power to convey or encumber without the joinder or consent of any beneficiary by deed from David Lipscomb College, Trustee, of record in Book 6719, page 669, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Steve Snowden, Trustee by Quitclaim Deed from Rodney Wise, Trustee, of record in Book 6823, page 838, said Register's Office.

IDENTIFICATION REFERENCE
SEP 11 11 47 AM '96
FELIX E. DYER REGISTER
DAVIDSON COUNTY, TN
4 1 1 3 2

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

RECEIVED OF _____

FOR _____

BOOK 6976 PAGE 336

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

*207848.48- CAMT.
581.84 CSTAX
.50 PRFEE
9.00 WDEED
CHECK- 591.34-
*087B409/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 1 3 2

IDENTIFICATION REFERENCE

SEP 11 11 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 293726