B0440

BOOK 7017 PAGE 706

WARRANTY DEED

FROM: Robert E. Russell and wife Georgianna W. Russell, Grantors

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, TN 37219

TO: Landers Associates, a partnership, Grantees

Address New Owner(s) as Follows:

Landers Associates
2712 Landers Avenue
Nashville, Tennessee 37211

Send Tax Bills To: SAME

Map-Parcel Numbers

Map 119-9
Parcels 25 and 28

Field Book Numbers

6DA-27345,
6DA-27360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Six Thousand Dollars ($406,000).

John M. Stewart Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of October, 1986.

Notary Public

My Commission Expires: May 13, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert E. Russell and wife Georgianna W. Russell, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Landers Associates, a partnership composed of John M. Stewart, Jr. and Jack F. Milne, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two adjoining parcels on Landers Avenue more fully described on the attached Exhibit A.

This is improved property, known as 2712 Landers Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which have been prorated and will be paid by Grantors.

2. Easement for parking areas as set out in Book 5063, page 986, Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 5060, page 5, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 20th day of October, 1986.

Robert E. Russell
ROBERT E. RUSSELL

Georgianna W. Russell
GEORGIANNA W. RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SAM J. McALLESTER III, a Notary Public of said County and State, ROBERT E. RUSSELL, 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, at Office, this 20TH day of OCTOBER, 1986.

Sam J. McAllester III
Notary Public

My Commission Expires: May 13, 1990

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SAM J. McALLESTER III, a Notary Public of said County and State, GEORGIANNA W. RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 20th day of OCTOBER, 1986.

Sam J. McAllester III
Notary Public

My Commission Expires: May 13, 1990

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE

2106R/10-8-86

IDENTIFICATION REFERENCE

55733

OCT 23 3 27 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

"EXHIBIT A"

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 81, on the Revised and corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 112, page 29, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Landers Avenue and extends back 247 feet and 8 inches on the northerly side and 272 feet and 1 inch on the southerly line to an alley in the rear on which it measures 56 feet.

Being the same property conveyed to Robert E. Russell and wife, Georgianna W. Russell, by deed from James D. Medley and wife, Anna J. Medley, of record in Book 5135, page 967, Register's Office of Davidson, County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Plan of the Resubdivision of Lots 76 - 80 of the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, which Resubdivision Plan is of record in Book 5060, page 5, Register's Office for Davidson County, Tennessee, and which tract is more particularly described as follows:

Beginning at a point in the easterly margin of Landers Avenue, said point being the southwesterly corner of the said Lot No. 2 and also being the northwesterly corner of Lot No. 81 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, said Register's Office.

Thence along said easterly margin of Landers Avenue, North 13 deg. 27' 22" East 250.00 feet to a point; being the northwesterly corner of said Lot No. 1; thence, leaving the margin of said Landers Avenue, South 72 deg. 56' 00" East 125.67 feet to a point on an alley being the northwesterly corner of said Lot No. 1: thence, following the westerly margin of said alley, South 12 deg. 23' 09" East 280.00 feet to a point, being the southeasterly corner of said Lot No. 2; thence leaving the margin of said alley, North 74 deg. 15' 00" East 247.67 feet along the southerly line of said Lot No. 2 to a point in the easterly margin of Landers Avenue, being the point of beginning.

Being part of the same property conveyed to Robert E. Russell and wife, Georgianna Russell to Robert L. Dozier, Trustee, by Quitclaim Deed recorded at Book 4833, page 600, Register's Office for Davidson County, Tennessee, and in that same instrument, reconveyed by Robert L. Dozier, Trustee, to Robert E. Russell and wife, Georgianna W. Russell and part of the same property conveyed to Robert Russell and Georgianna Russell by Installment Deed from Howell Townes, Howell M. Townes, Jr. and wife Janet Townes of record in Book 5011, page 202, said Register's Office, and being part of the same property conveyed to Robert E. Russell and wife, Georgianna W. Russell by deed from Margaret L. Shannon, a widow, of record in Book 5014, page 42, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 7017 PAGE 710

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
			406000.00	CAMT.
			1136.80	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 1149.30-
7494A	10/23/86	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5573

IDENTIFT REFERENCE

OCT 23 3 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03660