| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| W. RALPH FLETCHER, JR. etal (NAME) | Security Federal Savings & Loan (NAME) | 108-116-0 341.00 |
| ROUTE 4, BOX 231 (STREET ADDRESS OR ROUTE NUMBER) | 4235 Hillsboro Road (STREET ADDRESS) | |
| LEBANON, TENNESSEE 37087 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee, 37215 (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

For and in consideration of the sum of ----------($10.00)---------- ----------TEN DOLLARS AND NO/100---------- DOLLARS

Cash in hand paid by W. RALPH FLETCHER, JR., and wife, KATHRYN H. FLETCHER and other good and valuable consideration, the receipt of which is hereby acknowledged.

MAIL EXP.

STATE OF TENNESSEE DAVIDSON COUNTY
FILED & RECORDED
Nov 10 10 31 AM '86
REGISTER

IDENTIFICATION REFERENCE
6 1 6 9 5

ROBERT E. LaBREC and wife, ITHACA S. LaBREC have bargained and sold, and by these presents do transfer and convey unto the said W. RALPH FLETCHER, JR. and wife, KATHRYN H. FLETCHER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee,

Being Lot No. 171-B on the Plan of Zone Lot Division PERCY PRIEST WOODS, SECTION IV Lots 164-171 of record in Plat Book 6250, page 901, Register's Office for said County.

Said Lot No. 171-B fronts 41.00 feet on the northerly margin of Hammack Drive and extends back 170.52 feet on the southerly line and 180.00 feet on the northerly line to a solid line in the rear, measuring 42.08 feet thereon.

Being the same property conveyed to Robert E. LaBrec by deed from PERCY PRIEST WOODS, a Joint Venture of record in Book 6935, page 660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set out in Exhibit A attached hereto and made a part hereof.

unimproved ( )
This is improved (x) property, known as 915 Hammack Drive (House Number) (Street)

Nashville, Tennessee 37214
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 29TH day of October, 19 86.

Robert E. LaBrec
ROBERT E. LaBREC

Ithaca S. LaBrec
ITHACA S. LaBrec

BOOK 7035 PAGE 736

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert E. LaBrec and wife, 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, at Office in Nashville, TN, this 29TH day of October 19 86

NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and 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 _____ of the _____, the within bargainor, 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 seal, at office in _____, this _____ day of _____ 1984.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 74,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

W. RALPH FLEICHER

Sworn to and subscribed before me
this 29TH day of October, 19 86.

My commission expires 1-21-90 Notary Public

This instrument was prepared by:

Kristine M. Hanson, Attorney, 4235 Hillsboro Road., Nashville, TN 37215
Name Address

WARRANTY DEED

FROM

Robert E. LaBrec

TO

W. Ralph Fletcher, Jr., and wife, Kathryn H. Fletcher

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

EXHIBIT A BOOK 7035 PAGE 737

The above-described property is encumbered by the following:

1. 1986 Metropolitan Government 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.

3. Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, page 482, said Register's Office.

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.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, pages 356 and 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Division, Lots 164 thru 171, Percy Priest Woods, Section IV, of record in Book 6250, page 901, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

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

RECEIVED OF _____

FOR _____

BOOK 7035 PAGE 738

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

74500.00- CAPIT.
208.60 COTAX
.50 PRFEE
9.00 MORTG
CHECK 218.10-
4189A11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61695

IDENTIFICATION REFERENCE

Nov 10 10 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10212