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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Frank Oster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 19 86

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Garden View Properties (NAME) | SAME (NAME) | 162-7 |
| Suite 302, 1451 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 5 |
| Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 5DU-33654 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. K. Kelley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garden View Properties, a partnership composed of Frank Oster and Wayne Williams.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County , Tennessee, being Lot No. 80 on the Plan of Antioch Park, Section I, as of record in Book 3600, Page 96, Register's Office of said County.

SAID Lot No. 80 fronts 69.00 feet on the northwesterly side of Benzing Road and extends back 200.2 feet on the northeasterly line and 241.8 feet on the southwesterly line, a broken line, to a line in the rear which measures 45.38 feet.

BEING the same property conveyed to R.K. Kelley by deed from James D. Woolems of record in Book 5132, Page46, said Registers Office of Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in book 3861, page 744, Register's Office for Davidson County, Tennessee.

THE Plan of record in book 3600, page 96, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Benzing Road and a 20 foot easement for public utility and drainage purposes along the center portion of said lot.

Brenda Woolems joined in the conveyance of record in Book 5132, page 46, said Register's Office.

61802
IDENTIFICATION REFERENCE
Nov 10 12 12 PM '86
ELAINE WILLIAMS REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 92 Benzing Road, Antioch Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, 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. 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 my hand this 16th. day of June, 1980

R.K. Kelley
R.K. Kelley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. K. Kelley, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th. day of June 1980

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

**WARRANTY DEED**

FROM

R.K. Kelley

TO

Garden View Properties, a partnership composed of Frank Oster and Wayne Williams.

File Box 24

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 28

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

60'00.00- CMMT.
168.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.50-
4315A1 11/10/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61802

IDENTIFICATION REFERENCE

Nov 10 12 12 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10336