file 46

BOOK 7046 PAGE 192

FROM: Percy Priest Woods, a joint venture

This instrument prepared by:
Kristine M. Hanson, Attorney
Suite 260, Braswell Bldg.
4235 Hillsboro Road
Nashville, Tennessee 37215

TO: Robert E. LaBrec

Address New Owner as follows:

Robert E. LaBrec
205 Reidhurst Avenue
Suite N-207
Nashville, Tennessee 37203

Send Tax Bills To:

Security Federal
Savings & Loan Assoc.
P.O. Box 150809
Nashville, Tn. 37215

Map and Parcel No.

Map 108-16
Par 334 ae

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,300.00.

James X Brewer
Affiant

Subscribed and sworn to before me, this the 16th day of ~~August~~ September, 1986.

Valerie C McElroy
Notary Public

My Commission Expires: 1-18-87

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Percy Priest Woods, a Joint Venture, composed of Ellis B. Goodloe and Richard M. Wright, III, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Robert E. LaBrec, hereinafter called "GRANTEE," his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH VERBATIM)

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

Improved property located at: 904 Hammack Drive, Nashville, Tn.

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, his 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

11/20 1128.34 - CHECK
3617
65482
IDENTIFICATION REFERENCE
NOV 20 2 19 PM '86
FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN

The Joint Venture Agreement of Percy Priest Woods is of record in Book 6222, page 178, Register's Office for Davidson County, Tennessee, as amended in Book 6447, page 61, said Register's Office.

Percy Priest Woods appointed James H. Brewer as its true and lawful attorney-in-fact for the purpose of executing documents in real estate transactions by instrument of record in Book 6714, page 41, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16th day of ~~August~~ September, 1986.

PERCY PRIEST WOODS,
a Joint Venture

BY: Richard M. Wright III by James H. Brewer Attorney-in-fact
Richard M. Wright, III
By James H. Brewer, his
Attorney-in-fact

BY: Ellis B. Goodloe by James H. Brewer Attorney-in-fact
Ellis B. Goodloe
By James H. Brewer, his
Attorney-in-fact

PERCY PRIEST WOODS,
a Joint Venture

BY: James H. Brewer
James H. Brewer
Attorney-in-fact for
Percy Priest Woods, a
Joint Venture

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the true and lawful attorney-in-fact for Percy Priest Woods, the within named bargainor, a Tennessee joint venture composed of Ellis B. Goodloe and Richard M. Wright, III, and that he as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as attorney-in-fact.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16 day of ~~August~~ September, 1986.

Valerie L McElroy
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of ~~August~~ September, 1986, before me personally appeared James H. Brewer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard M. Wright, III, and Ellis B. Goodloe, and acknowledged that he executed the same as the free act and deed of said Richard M. Wright, III, and Ellis B. Goodloe.

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of ~~August~~ September, 1986.

Valerie L. McElroy
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public for the State and County aforesaid, personally appeared James H. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be attorney-in-fact for Richard M. Wright, III, and Ellis B. Goodloe, joint venturers of Percy Priest Woods, the within named bargainor, a joint venture, and that he as such attorney-in-fact, executed the foregoing instrument in behalf of said joint venturers, acknowledging the same to be the free act and deed of said joint venturers, for the purposes therein contained, by signing the name of the joint venturers by himself as attorney-in-fact for such joint venturers.

Witness my hand and official seal at office in Nashville, Tennessee, this 16th day of ~~August~~ September, 1986.

Valerie L. McElroy
NOTARY PUBLIC

My Commission Expires: 1-18-87

Land in Davidson County, Tennessee, and further identified as follows:

LOT NO. 127-B on the Plan of Zone Lot Division, Lots 127 and 128, PERCY PRIEST WOODS, SECTION FOUR, of record in Book 6250, page 826, Register's Office for said County, and also shown as part of Lot 127 on the Final Plat, Section Four, PERCY PRIEST WOODS SUBDIVISION, of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

Being part of the property conveyed to Percy Priest Woods, by Deed from Kodill Properties, a Limited Partnership, of record in Book 6071, page 482, Register's Office for said County.

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 127 and 128, Percy Priest Woods, Section IV, of record in Book 6250, page 826, said Register's Office.
9. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.
10. Dedication of utility anchor easements as set out in instrument of record in Book 6556, page 612, said Register's Office.

EXHIBIT A

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 127 and 128, Percy Priest Woods, Section IV, of record in Book 6250, page 826, said Register's Office.

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

10. Dedication of utility anchor easements as set out in instrument of record in Book 6556, page 612, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7046 PAGE 197

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
			40300.00- CAPIT.	
			112.84 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 128.34-	
			85174 11/20/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65482

IDENTIFICATION REFERENCE

Nov 20 2 19 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14424