Prepared by Wayne Taylor
Nashville, TN

BOOK 7057 PAGE 640

WARRANTY DEED

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George W. Holder, Jr. (NAME)	Same (NAME)	Map 94
(STREET ADDRESS OR ROUTE NUMBER)	P O Box 40361 (STREET ADDRESS)	Par 139 Ja
(CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One ($1.00)

Dollars,

James E. Ward

have this day bargained and sold, and do hereby transfer and convey unto the said George W. Holder, Jr.

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED DESCRIPTION

69045

IDENTIFICATION REFERENCE

Dec 3 10 48 AM '86

WILLIAM A. PILCHER, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $30,000 Thirty Thousand

Subscribed and sworn to before me this the 26 day of November 19 86

Affiant

My commission expires 3/8/89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except 1st lien to Fidelity Federal and 2nd to First American Bank.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their (successors), heirs and assigns, against the lawful claims of all persons.

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 10 day of November, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Myrtle D. Taylor, a Notary Public in and for said County and State aforesaid, James E. Ward

the within named 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 official seal at Nashville Tennessee, this 17 day of Nov. 1986.

Myrtle D. Taylor
Notary Public

Commission expires 3-28-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

A 95% interest in the following described property, to-wit:

A tract of land located in the Third Civil District of Davidson County, Tennessee, being Lot 5-B on the plat of River Hills Industrial Park as of record in Book 4660, page 121, said Register's Office, and being more particularly described as follows:

Commencing at an iron pin in concrete in the west margin of Spence Lane at the south terminus of a 25' radius return in the southwest quadrant of the intersection of Clovernook Drive and Spence Lane and go the following courses to the point of beginning; along the west line of Spence Lane in a southerly direction with a 531.07' radius curve to the right a distance of 135.09' to an iron pin in concrete; thence, South 9 degrees 33' 30" West a distance of 33.95' to an iron pin in concrete and the point of beginning and proceeding as follows: Continuing South 9 degrees 33' 30" West a distance of 172.85' to an iron pin; thence leaving the west line of Spence Lane, North 80 degrees 26' 30" West a distance of 284.22' to an iron pin; thence, North 7 degrees 44' 08" East a distance of 172.94' to an iron pin in concrete; thence South 80 degrees 26' 30" East a distance of 289.73' to the point of beginning an containing 1.139 acres, more or less.

This conveyance is subject to the owner's certificate, notes, easements and minimum building setback lines as shown on the plat of record in Book 4660, page 121, said Register's Office.

Seller retains a 5% undivided interest in said tract of real property, buyer and seller being thereby tenants in common in said property, buyer owning an undivided 95% interest and seller owning an undivided 5% interest in same.

Being the same property conveyed to James E. Ward by deed from River Hills, Inc., a Tennessee Corporation of record in Book 4908, page 955, said Register's Office.

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

RECEIVED OF _____

FOR _____

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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
				30.[illegible]0-
			84.00	CAMT
			.50	CSTAX
			9.00	PRFEE
2580A	12/03/86		CHECK	MORTD
		BAL		93.50-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 4 5

IDENTIF. REFERENCE

Dec 3 10 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18394