This Instrument Prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO. :
Dixie Properties	Same	Map 106
P. O. Box 405		Parcel 81
Lewisburg, Tennessee 37091		
Mortgagee:		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLIARS ($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, Lution B. Hill and wife, Frances F. Hill, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Dixie Properties, a Tennessee General Partnership, hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and herein incorporated by reference:

> Being the same property conveyed to Lution B. Hill and wife, Frances F. Hill by deed from Harry Zaharias and wife, Judy Zaharias as recorded in Deed Book 5197, Page 617, R.O.D.C., Tennessee.
>
> This conveyance is made subject to the restrictions, limitations and encumbrances as may appear in the public records.

This is improved property, known as 978 Murfreesboro Road, Nashville, Tennessee.

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, its heirs, successors and assigns, forever. And GRANTORS do covenant with 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, unless otherwise herein set out. And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this 2nd day of December, 1986.

Lution B. Hill 12-2-86
Lution B. Hill

Frances F. Hill
Frances F. Hill

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, Charlotte R. Strunk a Notary Public of said county and state, Lution B. Hill, 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, at office, this 2nd day of December, 1986.

Charlotte R. Strunk
Notary Public

NOTARY PUBLIC SEAL

My Commission Expires:
Feb. 23, 1989

STATE OF N C

COUNTY OF Davidson

Personally appeared before me, RUTH M WRIGHT, a Notary Public of said county and state, Frances F. Hill, the within named bargainor, 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 3 day of Dec, 1986.

RUTH M. WRIGHT
NOTARY PUBLIC
DAVIDSON COUNTY, N. C.
My Commission Expires April 17, 1991

Ruth M Wright
Notary Public

My Commission Expires:
August 17 1991

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 595,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

NOTARY PUBLIC AT LARGE

Jack Adams

Sworn to and subscribed before me
this 4th day of December, 1986.
JoAnne Smith
Notary Public
My Commission Expires: April 19, 1987

EXHIBIT "A"

Land in the 16th Councilmanic District of Davidson County, Tennessee, Being Lot #1 and the Southern 15 feet of a lot "Res. for Dev." as shown on a plat of Millwood, Section 1, as recorded in Book 4460, page 84. Bounded on the North by Barrett, the East by Mill Creek, the South by Murfreesboro Road and the West by Millwood Drive and being more particularly described according to a survey by James H. Bingham, Jr., dated November 18, 1986, as follows:

Beginning at an existing railroad spike in the North margin of Murfreesboro Road and the East margin of Millwood Drive; thence on a curved line with a radius of 25 feet and a length of 39.27 feet to an existing iron pin in the East margin of Millwood Drive; thence North 41 degrees East, 183.00 feet (passing the Northeast corner of Lot #1 @ 168.00 feet) to an iron pin in the South boundary of Barrett; thence with Barrett South 49 degrees East, 200.07 feet (passing an iron pin at 136.58 feet) to a point in Mill Creek; thence with Mill Creek South 32 degrees-09'-51" West, 200.38 feet (passing the East corner of Lot #1 at 15.18 feet) to a point in the North margin of Murfreesboro Road; thence with said margin the following three (3) calls: North 49 degrees West, 91.85 feet to an iron pin; South 41 degrees West, 10.0 feet to an existing iron pin; North 49 degrees West, 114.00 feet to the beginning.

Being the same property conveyed to Lution B. Hill and wife, Frances F. Hill, by deed from Harry Zaharias and wife, Judy Zaharias, of record in Book 5197, page 617, Register's Office for Davidson County, Tennessee.

6 9 7 1 4

IDENTIFICATION REFERENCE

Dec 4 2 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 593

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

3950 C. C- CAMT.
1100.00 CSTAX
.50 PRFEE
9.00 MRTG
CHECK 1116.50-
3871A 12/04/86 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 7 1 4

IDENTIFICATION REFERENCE

Dec 4 2 07 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19167