Box 6
MDC

BOOK 7062 PAGE 181

mdc1386:12/1/86

FROM: Percy Priest Woods, a joint venture

TO: Robert E. LaBrec

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
Robert E. LaBrec 205 Reidhurst Avenue Suite N-207 Nashville, Tennessee 37203	Commerce Union Bank One Commerce Place Nashville, TN 37219	Map 108-16; Parcels 231, 335, 339, & 343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$184,500.00~~ 159,449.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 1986.

Notary Public

My Comm. Expires: 11-12-89

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.

This is improved property known as 912 and 928 Hammack Drive, Nashville, Tennessee, and 303 and 306 Woodwind Court, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels 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.

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, and Book 7062, page 178, said Register's office.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of December, 1986.

PERCY PRIEST WOODS,
a joint venture

BY: Ellis B. Goodloe
Ellis B. Goodloe,
Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ellis B. Goodloe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a joint venturer in Percy Priest Woods, the within named bargainor, a Tennessee joint venture, and that he as such joint venturer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Joint Venture by himself as such joint venturer.

Witness my hand and official seal at office in Nashville, Tennessee, on this 5th day of December, 1986.

Sandra Hunt
NOTARY PUBLIC

My Commission Expires: 11-12-89

mdc1377:12/2/86

LOT NOS. 105B, 109B,
165A AND 169B

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee described as follows:

TRACT NO. I:

Being Lot No. 105B as shown on the Plan of Percy Priest Woods, Section IV, Lots 105 thru 110, Zone Lot Division, of record in Book 6250, page 843, Register's Office for said County, and also shown as part of Lot 105 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. II:

Being Lot No. 109B as shown on the Plan of Percy Priest Woods, Section IV, Lots 105 thru 110, Zone Lot Division, of record in Book 6250, page 843, Register's Office for said County, and also shown as part of Lot 109 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. III:

Being Lot No. 165A as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 thru 171, of record in Book 6250, page 901, Register's Office for said County, and also shown as part of Lot 165 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, said Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NO. IV:

Being Lot No. 169B as shown on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 thru 171, of record in Book 6250, page 901, Register's Office for said County, and also shown as part of Lot 169 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 356, Register's Office, to which plans reference is hereby made for a more complete description.

TRACT NOS. I, II, III and IV being part of the same 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 Davidson County, Tennessee.

The above-described property is conveyed subject to the following:

1. 1986 Metropolitan Government of Nashville and Davidson County 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.

EXHIBIT A

(continued)

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, page 356, said Register's Office.

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

9. All matters as shown on the Plat of Percy Priest Woods, Section IV, Lots 105 thru 110, Zone Lot Division, of record in Book 6250, page 843, said Register's Office (affects Tracts I and II only).

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

11. Utility Anchor Easement of record in Book 6556, page 612, said Register's Office (affects Tract IV only).

7051 4

IDENTIFICATION REFERENCE

DEC 8 10 38 AM '86

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 7062 PAGE 185

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

155442.00- CASH
446.32 CO TX
.50 PRFEE
10.00 MO TX
CHECK 456.82-
426A'S/CO/LC TAL .7[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70514

IDENTIFICATION REFERENCE

DEC 8 10 38 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20050