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74538

WARRANTY DEED

FILED FOR REFERENCE

Dec 18 3 06 PM '86

REGISTER

FROM: H. G. LIPSCOMB & COMPANY,
A Tennessee Corporation

TO: D.J.L CORPORATION,
A Tennessee Corporation

RUSH

ADRESS NEW OWNER AND
SEND TAX NOTICES TO:

D.J.L. Corporation
210 Deerpark Drive
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

George H. Cate, Jr.
1101 Stahlman Building
Nashville, TN 37201

MAP/PARCEL NOS.

Map 93-16
Parcel 441

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars ($100,000.00), of which Twenty Thousand Dollars ($20,000.00) has been paid in cash by the Grantee, D.J.L. Corporation, and for the balance of which the Grantee, D.J.L. Corporation, has given its promissory note in the amount of Eighty Thousand Dollars ($80,000.00), payable to H.G. Lipscomb & Company, and secured by a Deed of Trust upon the property herein conveyed, executed contemporaneously with this Warranty Deed, H. G. Lipscomb & Company, a Tennessee Corporation, has bargained and sold, and by these presents does transfer and convey unto D.J.L. Corporation, a Tennessee Corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a parcel of land in the Third Civil District, Davidson County, Tennessee, bounded on the west by T.C. Railway, south by land owned by Wallace, and east by Brown's Creek relocated, more particularly described as follows:
>
> Beginning at a concrete monument in the east right-of-way of Tennessee Central Railway located approximately 300 degrees north of Murfreesboro Road, the beginning of a curve to the right; thence with said curve to the right having a radius of 1300.8 feet, a central angle of 32 degrees 33', a long chord of 729.1 feet bearing north 25 degrees 06' east to a concrete monument located 50' southerly from the center of Tennessee Central Railway; thence south 38 degrees 45' east, passing a witness monument at 524.47 feet, a total distance of 584.93 feet to a point in the center of Brown's Creek as relocated; thence upstream with the center of said creek south 58 degrees 20' west 520.7 feet to a point; thence north 73 degrees 22' west parallel and 296.1 feet northerly from

the north margin of Murfreesboro Road passing a witness monument at 80.4 feet a total distance of 242.4 feet to the point of beginning, and containing 6.00 acres, more or less.

Being the same property conveyed to H. G. Lipscomb & Company, be Deed from Sidney S. McAlister, Trustee, of record in Book 4025, page 200, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements of record in Book 737, page 111, Book 1153, page 385, Book 3767, page 252, Book 3372, page 392, and to a slope and drainage easement 60 feet wide along the entire length of the southerly side of premises for Brown's Creek drainage, as referred to in Deed of Record in Book 4025, page 200, Register's Office for Davidson County, Tennessee. Taxes for the year 1986 have been prorated; the first installment has been paid by the Grantor, and the Grantee assumes the second installment of said taxes.

TO HAVE AND TO HOLD said Tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And the Grantor, H. G. Lipscomb & Company, covenants with the Grantee, D.J.L. Corporation, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same in unencumbered except as set forth above.

And the 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, its successors and assigns, against the lawful claims of all persons whomseover.

EXECUTED this 18th day of December, 1986.

H. G. LIPSCOMB & COMPANY

BY: Henry Z. Lipscomb III

Henry Z. Lipscomb, III
Vice-President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Henry Z. Lipscomb, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice-President of H. G. Lipscomb & Company, the within named Bargainor, and that he as such Vice-President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of December, 1986.

George H. Cate, Jr.
Notary Public

My Commission Expires:
Sept. 9, 1989

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the consideration or value, whichever is greater, for this transfer is $100,000.00.

AFFIANT

Sworn to and subscribed before me this 18th day of December, 1986.

George H. Cate, Jr.
Notary Public

My Commission Expires:
Sept. 9, 1989

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

RECEIVED OF _____

FOR _____

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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

[illegible]. 8- CAMT.
200.00 CSTAX
.50 [illegible]
9.00 WDC [illegible]
CHECK 239.50-
0896AYE/ 6/86 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 5 3 8

IDENTIFICATION REFERENCE

Dec 18 3 06 PM '86

[illegible] DAVIDSON COUNTY

No. 24636