BOOK 7084 PAGE 563

MORTGAGEE: Commerce Union Bank, One Commerce Place, Nashville, TN 37219

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 4.10.90

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Douglas S. Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCW Construction Company, Inc.	Same	Map 104-14
(NAME)	(NAME)	
914 Battery Lane		Parcels 30,152, ~~153, 154, 155,~~ and 156
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, ROBERT P. ZIEGLER, Trustee, with full power and authority to sell and convey without the necessity of joinder of any beneficiaries, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCW CONSTRUCTION COMPANY, INC., A Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

DEC 30 8 24 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 7.7.3.1.1.

This conveyance is subject to all matters appearing on the plan of Linmar Circle Subdivision of record in Plat Book 3500, page 137, Register's Office for said County, as may affect the premises; and further to easements of record in Book 4740, page 21, said Register's Office (as to Lots Nos. 1, 2, 3, 4 and 5);and in Book 4844, page 611, Register's Office for Davidson County, Tennessee, (as to parts of Lots 20 and 21); and to restrictions contained in instrument of record in Book 3873, page 966, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2710, 2711, 2714 and 2718 Linmar Avenue, and Lots 2 and 3, Linmar Circle, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 22nd day of December, 19 86

Robert P. Ziegler, Trustee

Robert P. Ziegler, Trustee, with full power and authority to sell and convey without the necessity of joinder of any beneficiaries

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority a Notary Public in and for said County and State, the within named Robert P. Ziegler, Trustee

the bargainor ~~~~, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of December 19 86

Commission expires 7/11/90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) / (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
ROBERT P. ZIEGLER, TRUSTEE

TO
SCW CONSTRUCTION COMPANY, INC.

RETURN TO:
HALE & HALE ATTORNEYS
312 First Tennessee Bank Building
Franklin, Tennessee 37064

LEGAL DESCRIPTION

EXHIBIT "A"

TRACT NO. I:

BEING parts of Lots Nos. 20 and 21 on the Map of Sharondale, as of record in Book 332, Page 119, said Register's Office, being Lot No. 13 on the revised map of H. E. Marlin's Subdivision of Lot 18 and parts of Lot Nos. 20 and 21 on said Sharondale plan, not of record, described according to a survey made by Erle Drake, County surveyor, dated October 16, 1935, and revised by Blanchard & Parrish, Engineers, April 1, 1939, as follows:

BEGINNING on the northeasterly margin of Linmar Avenue, at its intersection with the southeasterly line of the property conveyed to Emmett J. Mitchell by deed from Howard E. Marlin and wife, of record in Book 1132, Page 544, said Register's Office; thence with said line, northeastwardly 187.2 feet to an iron pin on the southwesterly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, southeastwardly 60 feet to the corner of Lots 12 and 13; thence with the line between said two lots, southwestwardly 181.5 feet to the northeasterly margin of Linmar Avenue; thence with said Avenue, northwestwardly 60 feet to the beginning.

Included in the description above, but excluded from this conveyance are all of the property and property rights conveyed by that certain Warranty Deed from Mary C. Freeman, Trustee, to the State of Tennessee, dated July 25, 1974, of record in Book 4044, Page 611, said Register's Office.

Being the same property conveyed to Robert P. Ziegler, Trustee, with full power to mortgage, sell, transfer, and convey any part or all of the property herein described without the joinder of any beneficiary, by deed of record in Book 6278, page 975, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3, 4 and 5 on the Plan of Linmar Circle Subdivision, of record in Book 3500, page 137, Register's Office for said County.

Said Lot No. 1 fronts 57.95 feet on the southwesterly margin of Linmar Avenue and runs back between lines measuring 125 feet on the northerly side and 181.92 feet on the southerly side to a broken line in the rear on which it measures 91.55 feet.

Said Lot No. 2 fronts 27.77 feet on the northwesterly margin of Linmar Avenue and runs back between lines measuring 114.53 feet on the northeasterly line and 125 feet on the southerly margin to a broken line in the rear on which it measures 153 feet.

Said Lot No. 3 fronts 44.39 feet on the northerly margin of Linmar Avenue and runs back between lines measuring 114.53 feet on the southwesterly side and 88.8 feet on the easterly side to a line in the rear measuring 120 feet thereon.

Said Lot No. 4 fronts 35.13 feet on the northeasterly margin of Linmar Avenue and runs back between lines measuring 167.4 feet on the southeasterly side and 88.8 feet on the westerly side, to a broken line in the rear on which it measures 179 feet.

Said Lot No. 5 fronts 53 feet on the easterly margin of Linmar Avenue and runs back between lines measuring 167.4 feet on the northerly side and 186.66 feet on the southerly side to a line in the rear on which it measures 75 feet.

Included in said description, but expressly excluded from this conveyance is that portion of said Lots 4 and 5 heretofore conveyed to the State of Tennessee, by deed from James K. Wall and wife, Sara Wall, of record in Book 4740, page 21, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert P. Ziegler, Trustee, with full power and authority to sell and convey without the necessity of joinder of any beneficiaries, by deeds of record in Book 6135, pages 102, 105, 108, 111, and 114, Register's Office for Davidson County, Tennessee.

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

560[illegible] • 3- CONV
1560.00 CSTAX
.50 PRFE
9.00 WDFT
CHK 1577.50-
12/[illegible]/86 CAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3 1 1

IDENTIFICATION REFERENCE

Dec 30 8 24 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27661