BOOK 7090 PAGE 722

Box 18

PSAR449 12/30/86jb
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (SAR) - Becky Gibbs
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner	Mortgagee	Map-Parcel Number
Vanderbilt Place Partners c/o Steven A. Riley 2700 First American Ct. Nashville, TN 37238	Same	104-3-22

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE N. SPIVA and VIANDA H. HILL ("Grantors") have bargained and sold, and by these presents do transfer and convey unto VANDERBILT PLACE PARTNERS, a Tennessee general partnership composed of Steven A. Riley and Robert J. Walker ("Grantees"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of John H. Williams, Jr., Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, Plan of which is of record in Book 161, page 77, Register's Office for said County.
>
> Said Lot No. 13 fronts 50 feet on the easterly side of 29th Avenue South, (formerly Williams Avenue and formerly referred to as 30th Avenue South) and runs back between parallel lines 135 feet to an alley.
>
> Being the same property conveyed to Grantors by deed from Charles L. Womack and wife, Anna Marie Womack of record Book 6330, page 915, said Register's Office.

This is improved property known as 118 29th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of December 1986.

GEORGE N. SPIVA, by his
Attorney-in-Fact
Robert P. Thomas

VIANDA H. HILL, by her
Attorney-in-Fact
Robert P. Thomas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Robert P. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the person who executed the foregoing in behalf of GEORGE N. SPIVA, pursuant to the General Power of Attorney of record in Book 5876, page 560, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of the said George N. Spiva.

WITNESS my hand, at office, this 31st day of December, 1986.

Notary Public

My Commission Expires:

1-19-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Robert P. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the person who executed the foregoing in behalf of VIANDA H. HILL, pursuant to the General Power of Attorney of record in Book 5774, page 396, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of the said Vianda H. Hill.

WITNESS my hand, at office, this 31st day of December, 1986.

Notary Public

My Commission Expires:

1-19-88

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $105,000.00.

Steven A Ely
Affiant

Sworn to and subscribed before me this 31st day of December, 1986.

Alice Rumball
Notary Public

My Commission Expires:

1-19-88

7 8 7 2 9

IDENTIFICATION REFERENCE

DEC 31 3 58 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 _____

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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

1858 [illegible] CAPT.
294.00 CSTAX
.50 PRFE
9.00 MORTG
CHECK 303.50-1
3509A 12/31/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.7.2.9.

IDENTIFICATION REFERENCE

DEC 31 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29256