This Instrument Was Prepared By:
Claiborne K. McLemore III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7092 PAGE 91

Address New Owner(s):
Kimmel Realty Company
136 Alton Road
Nashville, TN 37205

Send Tax Bills to:
Same

Map: 91-12
Parcel: 269

Mortgagee: None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES H. POTTER, JR. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to KIMMEL REALTY COMPANY, a Tennessee corporation (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, the terms of which are hereby incorporated herein.

This is improved property known as 520 40th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Carol A. Potter, the wife of the Grantor, joins in this conveyance for the sole purpose of relinquishing and releasing in favor of the Grantee all her right, title and interest in the conveyed property, including all rights which she may have in said property as the wife of the Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 1986.

Charles H. Potter, Jr.
CHARLES H. POTTER, JR.

Carol A. Potter
CAROL A. POTTER

79016

IDENTIFICATION REFERENCE

Dec 31 6 13 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Charles H. Potter, Jr., and wife, Carol A. Potter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Janet L Townsend
Notary Public

My Commission Expires: My Commission Expires January 21, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Charles H. Potter Jr.
Affiant

Subscribed and sworn to before me, this
30th day of December, 1986.

Janet L Townsend
Notary Public

My Commission Expires: My Commission Expires January 21, 1990

EXHIBIT A

A certain tract of land situated in Davidson County, Tennessee being described according to an unrecorded survey made by William Robert Seigenthaler (Tennessee Registered Surveyor No. 177) dated October 27, 1985, revised on November 20, 1986 and re-drawn on December 10, 1986 to wit:

> Beginning at a point in the westerly margin of 39th Avenue, North, being the most northeasterly corner of certain property now owned by Robert E. Jackson and wife, Josephine H. Jackson, (said property having been acquired by them by deed of record in Book 5429, Page 152, Register's Office for Davidson County, Tennessee); thence, continuing along said westerly margin of 39th Avenue, North, North 6°36"40' E. 50.21 feet to a point; thence, leaving said westerly margin, South 88°00" W. 312.92 feet to a point; thence, North 6°00" E. 67.0 feet to a point; thence, South 88°0" W. 104.00 feet to a point in the easterly margin of 40th Avenue, North; thence, along said margin South 6°00" W. 157.00 feet to a point; thence, leaving said margin North 88°00" E. 207.57 feet to a point; thence, North 6°34" E. 40.6 feet to a point; thence, North 88°00" E. 208.04 feet to the point of beginning.

Included in the above described property is the Grantor's interest in the alley condemned by action of the Metropolitan Council through bill number 086-1199, said bill having been enacted and approved May 22, 1986.

The above described property is the same property conveyed to the Grantor by deeds of record in Book 6523, Page 134, Book 6675, Page 560 and Book 6636, Page 530, all in the Register's Office for Davidson County, Tennessee, and through the above referenced bill of the Metropolitan Council.

This property is subject to:

1) taxes for 1986, a lien now payable, but not delinquent.

2) An easement for public utilities within the public alley abandoned by the above referenced bill of the Metropolitan Council.

3) A building on the above described property was declared unsafe by the instrument of record in Book 5784, Page 761, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 94

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
			60[illegible].00- CONT.	
			160.00 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK 177.50-	
			3870 12/31/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79016

IDENTIFICATION REFERENCE

Dec 31 6 13 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29544