Prepared by: Karl Conner Cummings & Berry

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

H & P Properties
110 30th Ave. S.
Nashville, TN 37212

MAP - PARCEL NOS.:

130-10-0 130.00
BM-09711

BOOK 7093 PAGE 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Karl E. Haury, Jr. (the "Grantor") has this day bargained and sold, and by these presents does transfer and convey unto H & P Properties, a Tennessee general partnership composed of Karl E. Haury, Jr. and J. Thomas Patterson, III (the "Grantee"), its successors and assigns, a certain tract or parcel of real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1204 Chickering Road, Nashville, Tennessee 37205.

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

And Grantor covenants with Grantee that he is lawfully seized and possessed of the Property in fee simple, that he has a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Judy B. Haury, wife of Grantor, joins herein for the purpose of transferring and conveying to Grantee, its successors and assigns, any right, title or interest, whether marital or otherwise, which she may have in and to the Property.

WITNESS OUR HANDS, this 31st day of ~~October~~ December, 1986, effective as of September 1, 1986.

Karl E. Haury, Jr.

Judy B. Haury

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Clara Dee Taft, a Notary Public in and for said County and State, the within named Karl E. Haury, Jr., and wife, Judy B. Haury, 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 31st day of ~~October~~ December, 1986.

Clara Dee Taft
Notary Public
My Commission Expires: 11-12-86

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of ~~October~~ December, 1986.

Clara Dee Taft
Notary Public
My Commission Expires: 11-12-89

EXHIBIT A

Being Lot No. 29 on the Plan of Belle Meade Block 4, Section 10, of record in Plat Book 5200, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 239.5 feet on the easterly margin of Chickering Road and extends back 361.2 feet on the northerly line and 350.0 feet on the southerly line, to a line on the rear being the center line of a creek on which it measures 239.54 feet.

Being the same property conveyed to Karl E. Haury, Jr. by deed from Joseph Greer Cummings, Jr., Trustee, with full power to mortgage, transfer, convey and encumber without joinder of any beneficiary, of record in Book 7024, page 271, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1986 real property taxes;

2. Restrictive covenants of record in Book 4462, page 293, Register's Office for Davidson County, Tennessee;

3. Owner's Certificate, a 150-foot setback line from Chickering Road, a 20-foot easement for public utilities and drainage along the rear line of the Property, an overhang and power pole easement across the rear portion of the Property, and all other matters shown on the Plan aforesaid, of record in Plat Book 5200, page 129, said Register's Office;

4. Easement for the flow of any creeks or branches;

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5984, page 245, said Register's Office;

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; and

7. All other matters of record.

79341
IDENTIFICATION REFERENCE
JAN 2 10 56 AM '87
FELIX P. HUDSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7093 PAGE 31

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

140 [illegible] CANT.
[illegible]
.50
15.00 MIS
CHK 415.50
[illegible] DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79341

IDENTIFI REFERENCE

JAN 2 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29880