BOOK 7097 PAGE 319 ATF, 837

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Low Country Associates, Inc.
107 Music City Circle
Suite 116
Nashville, TN. 37214

MORTGAGEE:
Nashville City Bank
315 Union St.
Nashville, TN. 37201

MAP-PARCEL NUMBERS:
71-6-87
13 DA 12360

Send Tax Bills to New Owner

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin P. Friedman, [redacted] and Milton Grossman, Trustee,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Low Country Associates, Inc.

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

80509

IDENTIFICATION REFERENCE

JAN 6 11 38 AM '87

DAVIDSON COUNTY, TN

This is (un)improved property, known as 300 Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19 day of December, 1986.

Marvin P. Friedman, [redacted]

Milton Grossman, Trustee

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BROWARD

On this ___ day of December, 1986, before me personally appeared [redacted] and Milton Grossman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~t~~he ~~y~~executed the same as ~~their~~ free act and deed.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT 5,1990
BONDED THRU GENERAL INS. UND.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 301,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of December, 19 86.

_____
Notary Public

My Commission Expires: 7/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1986, before me personally appeared Marvin P. Friedman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 7/17/88

_____
Notary Public

WARRANTY DEED

from:

Marvin P. Friedman, Trustee
and
Milton Grossman, Trustee

to:

Low Country Associates, Inc.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

LAND in Davidson County, Tennessee, being property known as the Tunstall Subdivision, as shown on plan of record in Book 6200, page 548, Register's Office for said County and being described as follows:

BEGINNING at a point in the center line of West Trinity Lane, said point being 640 feet, more or less, westerly of the center-line of Brick Church Pike; thence, leaving the center-line of West Trinity Lane, South 4 degrees 14 minutes 38 seconds West 25.01 feet to an iron pin set in the southerly right-of-way line, presently in use across the herein described parcel, of said West Trinity Lane, continuing 15.00 feet to the southwesterly corner of a 15 foot dedication for future road widening as shown on the plan of Lawson II Subdivision of record in Plat Book 6050, page 157, Register's Office for Davidson County, Tennessee, 184.04 feet and continuing 30.00 more feet with the westerly line of Lot 1 on said Lawson II Subdivision, for a total distance of 254.05 feet to an existing iron pin 30 feet south of the southwesterly corner of said Lot No. 1; thence, severing the Marvin P. Friedman, et al property of record in Deed Book 5476, page 523, Register's Office for Davidson County, Tennessee, North 87 degrees 04 minutes 00 seconds West 264.35 feet to an iron pin set in the southeasterly right-of-way line of Scruggs Lane, a 50 foot unimproved road; thence with said southeasterly line, North 32 degrees 37 minutes 13 seconds East 266.72 feet to an iron pin set in the southerly right-of-way line, now in use, of West Trinity Lane, continuing 28.12 feet, for a total distance of 295.05 feet to a point in the center-line of said West Trinity Lane; thence, in the easterly direction with said center-line and a 2869.79 foot radius curve to the left, 124.08 feet to the point of beginning, said curve having a chord bearing and distance of South 85 degrees 59 minutes 17 seconds East 124.07 feet.

BEING a portion of the same property in which Joe Kraft and I. R. Schulman, Trustees, conveyed their interest, being an undivided one-half interest, in subject property to Marvin P. Friedman by instrument of record in Book 4133, page 912; and being a portion of the same property Quitclaimed to Milton Grossman, Trustee, pursuant to Irrevocable Trust Agreement of record in Book 4142, page 890 and amended in Book 5497, page 515, by Eugene Pargh by instruments of record in Book 5476, page 508 and Book 5476, page 513, as to an undivided one-fourth interest and being a portion of the same property Quitclaimed to Milton Grossman, Trustee, pursuant to Irrevocable Trust Agreement of record in Book 4142, page 904 and amended in Book 5497, page 510 by Gerald Averbuch and wife, Blossom Averbuch by instruments of record in Book 5476, page 518 and Book 5476, page 523 as to an undivided one-fourth interest, all instruments of record in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7097 PAGE 322

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

30[illegible] CAMT.
[illegible] CSTAX
.50 PRFEE
2.00 WDFEE
CHECK 352.30-1
5[illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80509

IDENTIFT REFERENCE

JAN 6 11 39 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 31207