BOOK 7177 PAGE 473

06943

THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

IDENTIFICATION REFERENCE

WARRANTY DEED

MAR 23 3 04 PM '87

FELIX W. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Spring Branch Associates c/o Williams, Redmon & French, Incorporated 500 Church Street St. Cloud Corner, 3rd Floor Nashville, Tennessee 37219	Same	34-6-30

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-seven Thousand Dollars ($147,000) Samuel E. Bender, unmarried, and Estella Bender, unmarried, as tenants in common, hereinafter, whether one or more, jointly and severally referred to as the Grantor, has bargained and sold, and does hereby transfer and convey unto Spring Branch Associates, a Tennessee general partnership composed of D. Hatton Hardison, Sam L. Lewis, Eddie W. Redmon and J. Larry Williams, hereinafter, whether one or more, jointly and severally referred to as the Grantee, and to the said Grantee's (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being a parcel of land lying in Davidson County, Tennessee and being bounded on the South by Edgefield Junction Road (Myatt Drive); on the West by Lafayette Boaz, Sr. and Rivergate Surgical Associates; on the North by Carlyle Apple and Hubert Baker; on the East by Homer Tomlinson and being more particularly described as follows:
>
> BEGINNING at a point in the North right-of-way line of Edgefield Junction Road (Myatt Drive), said point being a corner common with Lafayette Boaz, Sr. and being located Easterly 891 feet, more or less, from the East right-of-way return of Spring Branch Road;
>
> THENCE with Boaz and Rivergate Surgical Associates, North 73 deg 33 min 41 sec East, 384.23 feet to a point, a corner common with Rivergate Surgical Associates in the South line of Carlyle Apple and Hubert Baker;
>
> THENCE with Apple and Baker, South 55 deg 52 min 00 sec East, 183.02 feet to a point, a corner common with Homer Tomlinson in the South line of Apple and Baker;

THENCE with Tomlinson, South 73 deg 33 min 41 sec West, 447.91 feet to a point, a corner common with Tomlinson in the North right-of-way line of Edgefield Junction Road (Myatt Drive);

THENCE with the North right-of-way of Edgefield Junction Road, on a curve to the left, the radius of which is 890.00 feet, the central angle of which is 09 deg 43 min 16 sec, the chord of which is North 36 deg 49 min 51 sec West, 150.82 feet, along the curve distance of 151.00 feet to the point of beginning.

Containing 58,497 square feet, (1.343 acres, more or less).

Being the same property conveyed to Samuel E. Bender and wife, Estella Bender, of record in Book 3404, page 589, Register's Office of Davidson County, Tennessee, the said parties having since divorced.

This is improved property, known as 314 Edgefield Junction Road (Myatt Drive), Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's heirs and assigns forever. Grantor covenants that it 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 for the following: taxes for the year 1987, which have been prorated, and rights, if any, in and to that certain Lease Agreement by and between Samuel E. Bender and Estella Bender and Omini Outdoor Advertising of Nashville, Inc. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 23rd day of March, 1987.

Samuel E. Bender

Samuel E. Bender

Estella Bender

Estella Bender

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared Samuel E. Bender, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of March, 1987.

Claudette McCord
Notary Public

My Commission Expires:

July 18th 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Claudette McCord, a Notary Public in and for the County and State aforesaid, personally appeared Estella Bender, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of March, 1987.

Claudette McCord
Notary Public

My Commission Expires:

July 18th 1987

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $147,000.

Leonard E. Bender
Affiant

Subscribed and sworn to before me, this the 23rd day of March, 1987.

Glenda Lee McCord
Notary Public

My Commission Expires:
July 18, 1987

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06943

IDENTIFICATION REFERENCE

MAR 23 3 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60404