HIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

35

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# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| C.W.C. Properties (NAME) | SAME (NAME) | 106-16-45 |
| 25 Lincoln Street (STREET ADDRESS OR ROUTE NUMBER) | Mortgagee: Third National Bank (STREET ADDRESS) | |
| Nashville, Tennessee 37210 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and 00/100---------- ($10.00) ---------- *Dollars,*
in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Carolyn N. Sedberry, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* C.W.C. Properties , a Tennessee general partnership

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows*

A tract of land in the Second (2nd) Civil District of Davidson County, Tennessee as shown on a survey by Kohl-Coode and Associates, dated November 5, 1975, and more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Murfreesboro Pike at the intersection of the southerly right-of-way line of said Pike and the center line of Mill Creek; thence, with the southerly right-of-way line of said Pike South 50 deg. 28' East 78.88 feet to a point; thence, North 39 deg. 39' East 18 feet to a point on the southerly right-of-way line of said Pike; thence, with the southerly right-of-way line of said Pike South 50 deg. 28' East 152 feet to a point; thence, South 39 deg. 21' West 148.94 feet to a point; thence, 39 deg. 19' West 1.06 feet to a point; thence, North 50 deg. 28' West 199.55 feet to a point in the center line of Mill Creek; thence, North 22 deg. 27' East 16.39 feet to a point; thence, North 26 deg. 28' East 119.42 feet to the point of beginning.

Being the same property conveyed to Leland S. Sedberry, Jr. and wife, Carolyn N. Sedberry, as tenants in common with the right of survivorship by deed from Charles Galbreath and Eddie Pen of record in Book 5180, page 822, Register's Office for Davidson County, Tennessee. The said Leland S. Sedberry, Jr. having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*The actual consideration or value whichever is greater, for this transfer is* $391,000.00

*Subscribed and sworn to before me this the* 28th *day of* April, 19 87

*Affiant*

*My commission expires* 1-27-90

*(Affix Seal)* *Notary Public*

*This is improved (X) unimproved ( ) property, known as* 1001 Murfreesboro Road (*House Number*) Mill Creek Center (*Street*) Nashville, Tennessee (*P.O. Address*) (*City or Town*)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

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

*Witness our hands this* 27th *day of* April, 1987, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carolyn N. Sedberry

CAROLYN N. SEDBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

_____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

STATE OF NEW MEXICO )
)
COUNTY OF ~~Bernalillo~~ Joan Hellen von Hasan ~~Carolyn N. Sedberry~~ )

Personally appeared before me ~~Carolyn N. Sedberry~~ Joan Hellen von Hasan, a Notary Public in and for said County and State, CAROLYN N. SEDBERRY, UNMARRIED, 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 Albuquerque, New Mexico, on this 27 day of April, 1987.

Joan Hellen von Hasan
NOTARY PUBLIC

My Commission Expires:

2-19-1990

**WARRANTY DEED**

FROM

CAROLYN N. SEDBERRY

TO

C.W.C. PROPERTIES

INSTRUMENT REFERENCE

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED & RECORDED
DAVIDSON COUNTY, TN
APR 28 3 39 PM '87

87 69

**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 |
|---|---|---|---|---|
| | | | 39;00[illegible].00- CAMT. | |
| | | | 1094.80 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDED | |
| | | | CHECK 1101.30- | |
| | | | 04/28/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19769

IDENTIFI REFERENCE

APR 28 3 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74839