LIMITED

WARRANTY DEED

(CORPORATE FORM)

This instrument prepared by
Nella Schneider Hunt, Attorney
222 Third Avenue, North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. T. R. PROPERTIES	M. T. R. PROPERTIES	105-13-211
(NAME)	(NAME)	
2310 12th Avenue, South	2310 12th Avenue, South	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

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Life Insurance Company of Georgia *has bargained and sold, and does hereby transfer and convey unto the said*

M. T. R. Properties

its *(successors), ~~heirs~~ and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots 7 and 8 on the Map of T. O. Tune's unrecorded subdivision of part of the W. L. B. Lawrence in the 22nd Ward of the City of Nashville, which Lawrence property is of record in Book 21, page 148, Register's Office for said County, and described as follows according to a survey of Wm. C. Parrish, Surveyor, dated September 6, 1966, as follows:

Beginning at an iron pin in the easterly margin of 12th Avenue South or Granny White Pike, 186 feet north of the northerly margin of Caruthers Avenue; thence with the margin of said Pike or Avenue, northerly 100 feet to the southwest corner of Lot 6 of said Subdivision; thence with the line between Lots Nos. 6 and 7; easterly 184.5 feet to an iron stake in the center line of a proposed 15 foot alley established in the Deed from Thomas O. Tune and wife, to the Southern Ice Company, of record in Book 486, page 65, said Registers Office; thence along the center line of said proposed alley, parallel to the easterly margin of 12th Avenue South, or Granny White Pike, southerly 100 feet to a corner post; thence westerly 184.5 feet to the point of beginning.

(SEE ATTACHED MARKED EXHIBIT "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 1st day of May 19 87

Affiant

My commission expires: 3-11-91 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2318 12th Avenue, South - Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

M. T. R. PROPERTIES

its *(successors),*

~~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.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

M. T. R. PROPERTIES its *(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.* claiming by, through or under it, but no further or otherwise.

Witness my *hand this* 29th *day of* April, 19 87, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

LIFE INSURANCE COMPANY OF GEORGIA

By:

Its: Assistant Vice President

GEORGIA
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ } FULTON

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Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* W. L. Simpson *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Vice President *of the* Life Insurance Company of Georgia *, the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Assistant Vice President

Witness my hand and seal, at office in Atlanta, Georgia *, this* 29th *day of* April *, 19* 87

Notary Public, Fulton County, Georgia *Notary Public*

Commission expires My Commission Expires Oct 23, 1989

WARRANTY DEED

FROM

LIFE INSURANCE COMPANY OF GEORGIA

TO

M. I. R. PROPERTIES

Attorneys TITLE COMPANY
STAHLMAN BUILDING

EXHIBIT "A"

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Being the same property conveyed to Life Insurance Company of Georgia by deed from Atlantic Company, of record in Book 4062, page 672, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Agreement in deed from Thomas O. Tune and wife, to Southern Ice Company of record in Book 486, page 65, said Register's Office, conveying the land in question, it was agreed that at any time it was desired the easterly 7 1/2 feet of the premises would be donated for the purpose of establishing a 15 foot alley.

2. Survey of Wm. C. Parrish, dated September 6, 1966, shows an overhead power line crossing the southeasterly corner of the premises in question.

2.1 1.7.6.

IDENTIFI REFERENCE

MAY 1 2 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

75000.00- CAMT.
210.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 219.50-
1786A05/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 1 7 6

IDENTIFICATION REFERENCE

MAY 1 2 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76444