MDSCO00754 05/21/87 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

| Address New Owner(s) | Mortgagee | Map-Parcel Number(s) |
|---|---|---|
| TennSouth-Davis<br>c/o TennSouth Properties<br>3401 West End Avenue<br>Suite 302<br>Nashville, Tennessee<br>37203 | Third National Bank<br>in Nashville<br>Main Office<br>201 Fourth Avenue<br>North<br>Nashville, Tn<br>37219 | Map 108<br>Parcels 178, 147 |

Send tax bills to: Owner X
Mortgagee ____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, George E. Welch and wife, Francis J. Welch ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto TennSouth-Davis Properties, Ltd., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 2nd (formerly the 3rd) Civil District, Davidson County, Tennessee, and described according to a survey by McConnell Engineering Consultants, Inc., dated April 1, 1987, as follows;

Beginning at a P.K. nail near the centerline of Pleasant Hill Road, approximately 305' north of the intersection of said road and the entrance of Elm Hill Marina, said P.K. being the southeast corner of Boyd Coffee, et ux. property, recorded in Book 5382, Page 716, R.O.D.C., Tennessee;

Thence, South 18-11'-20" East - 265.22' to an old iron rod being east of said road;

Thence, South 09-27'-35" West - 107.35' to a point in the east lane of said road;

Thence, leaving said road, North 84-07'37" West - 1285.74' to a point in the east line of the Lakeview Hills Company property recorded in Book 5967, Page 158, R.O.D.C., Tennessee (passing old iron rods at 25.33' and 718.91' respectively, the latter rod being the northwest corner of the Maude B. Jenkins property, recorded in Book 5082, Page 643, R.O.D.C., Tennessee, and also being the northeast corner of the William M. Colson, et ux. property rcorded in Book 5037, Page 599, R.O.D.C., Tennessee);

Thence, along Lakeview's line, North 07-49'-43" East - 350.06' to an old iron rod, being the southwest corner of the aforementioned Coffee property;

Thence, along Coffee's south line, South 84-06'01" East - 1172.38' to the point of beginning.

Containing 10.01 acres.

Being the same property conveyed to Grantors by deed dated March 9, 1976 from Mary Evelyn Binkley of record in Book 5003, page 944, said Register's Office. The last recorded instrument affecting said real property is at Book 5003, page 946, said Register's Office.

This is improved property.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1987, a lien but not yet due and payable.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 29th day of May 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George E. Welch

Francis J. Welch

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, George E. Welch, and Francis J. Welch, the within named 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, at office, this 29th day of May, 1987.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:

11-3-88

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $249,450.

George E. Ichlah
Affiant

Sworn to and subscribed before me this 29th day of May, 1987.

Marsha R. Anderson
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

4-3-88

30984

IDENTIFICATION REFERENCE

MAY 29 2 12 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Please Return to Box 21.

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

RECEIVED OF _____

FOR _____

BOOK 7252 PAGE 123

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

249450.00- CAMT.
698.32 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 707.82-
3033AU5/29/87 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

30984

IDENTIFICATION REFERENCE

MAY 29 2 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.87466**