Box 37
SLW

4002

BOOK 7265 PAGE 969

FORM NO. WD-1

MORTGAGEE: Dominion Bank of Middle Tennessee
315 Union Street
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,042.75

Charles W. Hawkins, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 1987.

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Hawkins, III, Trustee		Map 60
12th Floor (NAME) 401 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	Parcel 72
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-18675

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee Corporation, and Robert F. Lance and wife, Lyde C. Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Exhibit "A"

3561 5.

IDENTIFICATION REFERENCE

JUN 11 2 46 PM '87

FELIX Z. H. LESCHI, REGISTER
DAVIDSON COUNTY, TN

1987 taxes having been prorated for the 170 acre tract (13DA-18675) of which the tract herein is a part, Buyer assumes and agrees to pay same when due.

This is improved (X) unimproved ( ) property, known as Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 his hand this 11th day of June, 19 87

CAPITOL PROPERTIES, A JOINT VENTURE

By: Lincoln Funding Corporation

By: Charles E. Schmidt
President

Robert F. Lance

Lyde C. Lance

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert F. Lance and wife, Lyde C. Lance

the 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 and official seal at Nashville, Tennessee, this 11th day of June, 1987.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared Charles G. Robinette

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Lincoln Funding Corporation a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1987

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Capitol Properties, a joint venture composed of

TO
Charles W. Hawkins, III, Trustee, ~~with full power to transfer.~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

A tract of land in the Second Civil District of Davidson County, Nashville, Tennessee (formerly the 12th Civil District being located along the westerly margin of Brick Church Pike (50' R.O.W.) between Ewing Drive and Haynie Avenue and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of said Brick Church Pike, said pin being located 2992' more or less Southerly along said western margin of Brick Church Pike from the Intersection of Brick Church Pike and Ewing Drive, said point also being the northeasternmost corner of the J. D. Gatlin, ETUX Property as evidenced in Book 3770, page 545, R.O.D.C., Tn.; thence with the northerly line of said Gatlin Tract and leaving said margin of Brick Church Pike, N 86 degrees 27' 13" W a distance of 803.08' to an iron pin; thence with said Gatlin's Tract westerly line S 01 degree 30' 54" W a distance of 447.48' to an iron pin in the northerly line of H. C. Milhous, ETUX Tract as evidenced in Book 5869, page 979, R.O.D.C., Tn.; thence with said H. C. Milhous northerly line and continuing with the northerly line of Metropolitan Government of Nashville and Davidson Co., as evidenced in Book 4893, page 635, R.O.D.C., Tn., N 85 degrees 19' 51" W a distance of 342.55' to an iron pin; thence continuing, with a curve to a left having a radius of 965.00' (Central Angle = 7 degrees 38' 16", Chord Distance = 128.54', Chord Bearing = N 30 degrees 53' 43" W) a distance of 128.64' to an iron pin; thence continuing, S 55 degrees 17' 09" W distance of 164.80' to an iron pin; thence continuing, N 85 degrees 19' 51" W distance of 823.90' to an iron pin in the easterly line of said Metropolitan Government; thence continuing, N 27 degrees 54' 37" W a distance of 1010.65' to an iron pin in the easterly line of Metropolitan Government of Nashville and Davidson Coutny, as evidenced in Book 4893, page 663, R.O.D.C., Tn.; thence continuing, N 4 degrees 57' 41" E a distance of 884.00' to an iron pin in the southerly line of the Parkwood Community, Inc., as evidenced in Book 6402, page 122, R.O.D.C., Tn.; thence with said southerly line of the Parkwood Community Club, Inc., N 85 degrees 45' 10" E a distance of 281.41' to an iron pin in the easterly margin of Aldrich Lane (50' R.O.W.); thence with said easterly margin of Aldrich Lane, N 4 degrees 27' 22" W a distande of 578.71' to a point in the southerly line of Aldrich Heights Subdivision Sections 3 & 4 as evidenced in Book 2663, page 49, R.O.D.C., Tn.; thence with said southerly line, N 83 degrees 54' 40" E a distance of 589.20' to a point; thence continuing with the westerly line of said Aldrich Heights Subdivision, S 07 degrees 08' 27" E a distance of 243.40' to a concrete monument in the northerly line of the Richard Ellithorpe, ETUX Tract as evidenced in Book 740, page 208, R.O.D.C., Tn.; thence with said northerly line of Ellithorpe Tract, S 78 degrees 34' 09" W a distance of 24.99' to an iron pin in the westerly line of said Ellithorpe Tract; thence continuing S 08 degrees 19' 08" W a distance of 116.68' to an iron pin in the southerly line of said Ellithorpe Tract; thence continuing S 88 degrees 14' 42" E a distance of 1266.68' to an iron pin in the westerly line of the George J. Rea Tract; thence with said westerly line, S 00 degrees 41' 29" W a distance of 238.76' to an iron pin in the southerly line of said Rea Tract; thence with said southerly line of Rea, S 87 degrees 52' 27" E a distance of 147.44' to an iron pin in the westerly line of Edward Ellis as evidenced in Book 1305, page 82, R.O.D.C., Tn.; thence with said westerly line of Ellis, S 01 degrees 43' 16" W a distance of 209.73' to an iron pin in the northerly Tract of Evans as evidenced in Book 4755, page 918, R.O.D.C., Tn.; thence with the line of Evans, N 88 degrees 05' 19" W a distnace of 284.38' to an iron pin, thence continuing S 08 degrees 08' 58" W a distance of 697.32' to an iron pin; thence continuing N 88 degrees 04' 36" W a distance of 44.39' to an iron pin; thence continuing S 02 degrees 39' 02" W a distance of 26.42' to an iron pin; thence continuing S 86 degrees 26' 29" E a distance of 792.72' to an iron pin; thence continuing S 47 degrees 49' 38" E a distance of 19.02' to point in the westerly margin of Brick Church Pike; thence with said margin S 1 degree 52' 58" W a distance of 525.91' to the point of beginning and containing 101.17 acres, more or less.

Being part of the same property conveyed to Capitol Properties a joint venture composed of Lincoln Funding Corporation and Robert F. Lance by deed from Trinity Hills Village, Inc., Robert F. Lance and wife, Lyde C. Lance as of record in Book 6049, page 118, said Register's Office.

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

704042.75- CAPT.
1971.20 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 1980.70-
8321A06/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.6 1 5.

IDENTIFICATION REFERENCE

JUN 11 2 40 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92638