37
SLW ①

This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

New Owner:	Send Tax Bills	Map-Par. No.:
Coventry Partners c/o Herbert Realtors 1727 Church Street Nashville, TN 37203	Same	117-14-130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) and other good and valuable consideration, Bruce G. Davis, Trustee, (the "Grantor") with full authority to sell, transfer and convey, has bargained and sold and by these presents transfers and conveys unto Coventry Partners, a Tennessee general partnership, (the "Grantee") its successors and assigns, a certain tract or parcel of land with all improvements thereon, in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows:

Being Lot 35 and the easterly 30 feet Lot 36 on the Map of Part 2, George Water's Subdivision, of record in Book 1130, page 68, Register's Office for Davidson County, Tennessee, described according to survey by Barge, Waggoner, Sumner and Cannon, dated September 29, 1983, as follows:

Beginning at an iron pin in the southerly margin of Bandywood Drive, said pin being the northwesterly corner of the property conveyed to Sam K. Harwell and Ben Griffith of record in Book 4168, page 400, said Register's Office; thence South 1° 34' West 294.7 feet to an iron pin; thence North 88° 34' West 90.0 feet to an iron pin in the southeasterly corner of the property conveyed to Finis R. Sharp and wife, of record in Book 3618, page 97, said Register's Office; thence North 1° 34' East 294.4 feet to an iron pin in the southerly margin of Bandywood Drive; thence with the margin of the same, South 88° 45' East 90.0 feet to a point of beginning.

Being the same property conveyed to Bruce G. Davis, Trustee, by deed from James Sterchi Fowler and wife, Halle W. Fowler, of record in Book 6153, page 261, Register's Office for Davidson County, Tennessee ("R.O.D.C.").

TO HAVE AND TO HOLD said tract or parcel of land, and all improvements thereon, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. The Grantor convenants with the Grantee that, although it is conveying the property subject to Deeds of Trust of record in Book 6153, Page 265, R.O.D.C., and in Book 7121, Page 587, R.O.D.C., those instruments evidence one and the same debt, the maximum aggregate amount of which is $950,000.00. The Grantor further covenants that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for an easement for flow of creek, easements, minimum building setback lines, and conditions set forth on the Plan of Record in Book 1130, Page 68, R.O.D.C., taxes for 1987, which are a lien but not yet due and payable, and except as otherwise set forth herein. The Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 25th day of September, 1987.

Bruce G. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Peter H. Curry, a Notary Public, Bruce G. Davis, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 25th day of September, 1987.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,236,750.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 25th day of September, 1987.

Notary Public

My Commission Expires: 3-11-91

6967.4

IDENTIFICATION REFERENCE

SEP 29 3 44 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7365 PAGE 777

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		Conv. 1,236,750.00		

3462.75 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 3469.26-
7/15A09/29/87 BA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69674

IDENTIFICATION REFERENCE

SEP 29 3 44 PM '87

DAVIDSON COUNTY, TN

No. 21274