Bot 37

BOOK 7450 PAGE 238

Address New Owner:	Map-Parcel Numbers:
HBO Group c/o Roy Osborne 4813 Nolensville Rd. Nashville, TN 37211	Part of 172-79 6DU 71600
Send Tax Bills To:	Address of Mortgagee:
same	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Land Management and Development Co., a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said HBO Group, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, the following described parcels of land in Davidson County, State of Tennessee:

> Being Lots No. 97, 98, 99, 100, 101, 102, 103, and 104 of Bridle Downs Subdivision as shown on the Plan of Bridle Downs, formerly known as Forest Acres, Section Three, Phase One, as of record in Book 6900, page 546, Register's Office of Davidson County. Being part of the property conveyed to Land Management and Development Co. by Almal Associates by deed of record in Book 7173, page 130, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $184,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 1988.

Notary Public
My Commission Expires: 3-21-91

NOTARY PUBLIC

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Sanitary sewer and/or storm drainage easement of record in Book 7379, page 28, Register's Office for Davidson County.

3. Restrictive covenants contained in instrument of record in Book 7448, page 772, said Register's Office.

4. All matters shown on the Plan of Bridle Downs, formerly known as Forest Acres, Section Three, Phase One, as of record in Book 6900, page 546, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of January, 1988.

LAND MANAGEMENT AND DEVELOPMENT CO.

By: _____
J. Marvin Hopper,
General Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Peter H. Curry, Notary Public, J. Marvin Hopper, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Land Management and Development Co., a general partnership, and is authorized to execute this instrument on behalf of Land Management and Development Co.

WITNESS my hand, at office, this 15th day of January, 1988.

Notary Public
My Commission Expires: 3-11-91

97902

IDENTIFICATION REFERENCE

JAN 15 1 37 PM '88

DAVIDSON COUNTY, TN

8605 01/15 0101 03CHECK 524.70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7450 PAGE 241

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

CAMT

184000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible]	515.20
PRFEE	0.50
WDEED	9.00
TOTAL	524.70
CHECK	524.70

01/15/88 01 13:41 0001 8606

9 7 2 9 0 2

IDENTIFICATION REFERENCE

JAN 15 1 37 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 53577