WARRANTY DEED BOOK 7492 PAGE 748

FILE 14

FROM: CHARLES L. SMITH

TO: H, H & M PARTNERS

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H, H & M Partners		Map 118-8 Parcels 211, 212 and 213
(NAME)	(NAME)	
3030 Sidco Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

#710 03/15 0101 DBCHECK 300.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $104,000.

Affiant

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

My commission expires: NOV. 10/1991 William L. Rowley
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by H, H & M PARTNERS, a Tennessee general partnership comprised of Stephen H. Horrell, John Wilson Horrell and Benton G. McKnight, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, CHARLES L. SMITH, ("Grantor" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantee, H, H & M PARTNERS, its successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

LOT 174

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Charles L. Smith of record in Book 6889, Page 84, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Winford Avenue, said point being 450 feet more or less south of Newsome Street and also being the northwest corner of Lot 174 Grandview Heights of record in Plat Book 161, Page 14, Register's Office for Davidson County, Tennessee;

Thence, North 66 degrees 49' 24" East, a distance of 150.00 feet to an iron rod;

Thence, South 23 degrees 10' 36" East, a distance of 50.00 feet to an iron rod;

Thence, South 66 degrees 49' 24" West, a distance of 150.00 feet to an iron rod;

Thence, North 23 degrees 10' 36" West, a distance of 50.00 feet to the point of beginning and containing 0.17 acres of land more or less.

LOT 175

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Charles L. Smith of record in Book 6889, Page 84, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Winford Avenue, said point being 500 feet south of Newsome Street and also being the northwest corner of Lot 175 Grandview Heights of record in Plat Book 161, Page 14, Register's Office for Davidson County, Tennessee;

Thence, North 66 degrees 49' 24" East, a distance of 150.00 feet to an iron rod;

Thence, South 23 degrees 10' 36" East, a distance of 50.00 feet to an iron rod;

Thence, South 66 degrees 49' 24" West, a distance of 150.00 feet to an iron rod;

Thence, North 23 degrees, 10' 36" West, a distance of 50 feet to the point of beginning and containing 0.17 acres of land more or less.

LOT 176

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Charles L. Smith of record in Book 6889, Page 84, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Winford Avenue, said point being 550 feet south of Newsome Street and also being the northwest corner of Lot 176 Grandview Heights of record in Plat Book 161, Page 14, Register's Office for Davidson County, Tennessee;

Thence, North 66 degrees 49' 25" East, a distance of 150.00 feet to an iron rod;

Thence, South 23 degrees 10' 36" East, a distance of 110.17 feet to an iron rod;

Thence, North 84 degrees 49' 24" West, a distance of 141.23 feet to an iron rod;

Thence, around a curve to the right having a radius of 48.97 feet, a central angle of 61 degrees 38' 48", a length of 52.69 feet, a chord which bears North 54 degrees 00' 00" West for a distance of 50.19 feet to the point of beginning and containing 0.24 acres of land more or less.

Being the same property conveyed to Charles L. Smith by deed from Henry C. Horrell and wife, Kathleen B. Horrell, of record in Book 6889, Page 84, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Further, this conveyance is given subject to:

1. 1988 taxes, a lien, but not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 4260, Page 607, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 3766, Page 4, Register's Office for Davidson County, Tennessee.

4. All matters showing on Plan of record in Book 161, Pages 14 and 15, said Register's Office.

*

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said H, H & M PARTNERS, its successors and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said H, H & M PARTNERS, its successors and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 15th day of March, 1988.

CHARLES L. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CHARLES L. SMITH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of March, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 10, 1991.

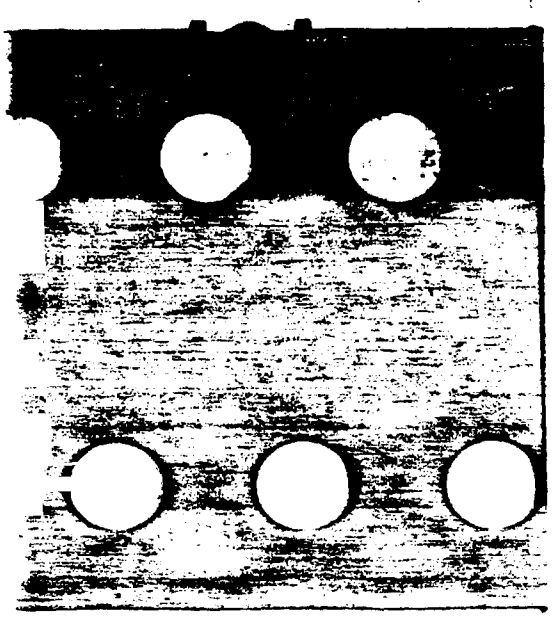
*This is improved property known as 2602 Winford Ave., Nashville, Tennessee 37211

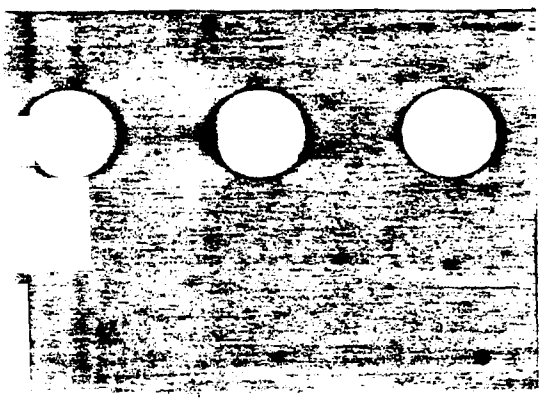
IDENTIFICATION REFERENCE

13302

MAR 16 2 58 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7492 PAGE 751

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
104000.00
CON TX 291.20
PRFEE 0.50
WDEED 9.00
TOTAL 300.70
CHECK 300.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/16/88 01 15:02 0001 6710

I 3302

IDENTIFICATION REFERENCE

MAR 16 2 59 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71327