B0416

BOOK 7518 PAGE 470

Address New Owner as follows:

James T. McLean and
James M. Fischer, Jr.
1100 Kermit Drive
Suite 100
Nashville, Tennessee 37217

Send tax bills to:

Same

Map-Parcel No:

Map 150, Parcels 102 and 103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUE P. WHITWORTH**, a widow, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES T. McLEAN and JAMES M. FISCHER, JR.**, as equal tenants in common, hereinafter collectively called Grantee, their heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

All right, title and interest in said property having conveyed to J.P. Whitworth and wife, Sue P. Whitworth by deed from Dorris B. Dennis and wife, Roberta Dennis, of record in Book 7100, page 491, Register's Office for Davidson County, Tennessee, the said J.P. Whitworth having died in Nashville, Davidson County, Tennessee on March 8, 1987.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, their heirs, representatives and assigns, in fee simple, forever.

THIS CONVEYANCE is made subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

AND GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good right to convey it, and that the same is unencumbered except as set forth herein, and Grantor further covenants and binds herself, her heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever, except as to those matters to which this conveyance is made subject; provided, that to the extent that the hereinabove described property includes any property in excess of the property described in the deed of record in Book 7100, page 491, said Register's Office, all right, title and interest of the Grantor in and to such excess property is hereby quitclaimed and conveyed to the Grantee without covenant or warranty, it being the intent of the Grantor to convey to Grantee with covenant and warranty all of the property conveyed to the Grantor by said deed of record in Book 7100, page 491, said Register's Office and to quitclaim, without covenant or warranty, all right, title and interest in and to any property in excess thereof encompassed by the above survey description of Wamble and Associates dated February 16, 1988.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of April, 1988.

Sue P Whitworth
SUE P. WHITWORTH

IDENTIFICATION REFERENCE

APR 15 4 41 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

21887

4-15-88 817.50 ck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUE P. WHITWORTH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 15th day of April, 1988.

NOTARY PUBLIC

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,460.00.

AFFIANT

Sworn to and subscribed before me this the 15th day of April, 1988.

NOTARY PUBLIC
My commission expires: 7-17-88

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

Exhibit "A"

Property located in the Second Civil District, 27th Councilmanic District, of Nashville, Davidson County, Tennessee, being Lot No. 3, the western part of Lot No. 5 and a part of Lot No. 2, together with a 20-foot wide avenue (not in existence), shown on the map of the division of the land owned by Mattie Foster of record in Plat Book 547, page 190, Register's Office for Davidson County, Tennessee (R.O.D.C.), formerly Lot No. 1 in the division of the land owned by Robert Foster of record in Misc. Plat Book 3, page 33, R.O.D.C., and also being known as Parcels 102 and 103 on County Property Map Number 150. Said property is more particulary described according to a boundary survey by Wamble and Associates on February 16, 1988 as follows:

Beginning at an iron rod (found) on the north right-of-way (60 feet) of Hamilton Church Road, said rod being 955 feet, more or less, east of the centerline of Owendale Drive. Said point also being the southeast corner of the Benevolent Society Cemetery, no deed of record; thence, leaving said north right-of-way North 03 degrees 30 minutes 00 seconds East 271.54 feet to an iron rod (found), said rod being the northeast corner of said cemetery; thence, North 86 degrees 38 minutes 53 seconds west 100.11 feet to an iron rod (found), said rod being the southeast corner of Roundwood Forest Section Two, as of record in Plat Book 6250, page 549, R.O.D.C., Tennessee; thence, following the eastern boundary of said Roundwood Forest with the next four calls: North 03 degrees 28 minutes 44 seconds east 359.86 feet to an iron rod (set); thence, South 86 degrees 31 minutes 16 seconds east 100.00 feet to an iron rod (found); thence, North 03 degrees 28 minutes 44 seconds East 191.33 feet to an iron rod (set); thence, North 03 degrees 31 minutes 17 seconds East 829.04 feet to an one-inch diameter pipe, said pipe being the northeast corner of aforementioned Roundwood Forest, the southeast corner of Cherry Hills Section 10B as of record in Plat Book 5200, page 139, and the southwest corner of property conveyed to William Felix Hawkins, Jr., et ux., as of record in Deed Book 6863, page 868, R.O.D.C., Tennessee; thence, South 86 degrees 29 minutes 05 seconds East 537.70 feet to a concrete monument (found); said monument being the northwest corner of property conveyed to Mary V. Barnes, not of record; thence, South 04 degrees 41 minutes 00 seconds West 816.88 feet to an iron rod (found); said rod being the northeast corner of property conveyed to the Citizens Savings Bank and Trust Company, as of record in Deed Book 5746, page 907; thence, North 86 degrees 30 minutes 00 seconds West 236.35 feet to a concrete monument (found); said monument being the northwest corner of property conveyed to Morris Levine, as of record in Deed Book 5781, page 681, R.O.D.C., Tennessee; thence, following the western boundary of said Levine property with the next three calls: South 03 degrees 12 minutes 12 seconds West 563.13 feet to a concrete monument (found); thence, North 85 degrees 41 minutes 43 seconds West 41.85 feet, to a four-inch diameter pipe filled with concrete (found); thence, South 04 degrees 13 minutes 48 seconds West 271.77 feet to an iron rod (found); said rod being on the north right-of-way of Hamilton Church Road; thence, following said north right-of-way North 86 degrees 35 minutes 58 seconds West 242.08 feet to the point of beginning.

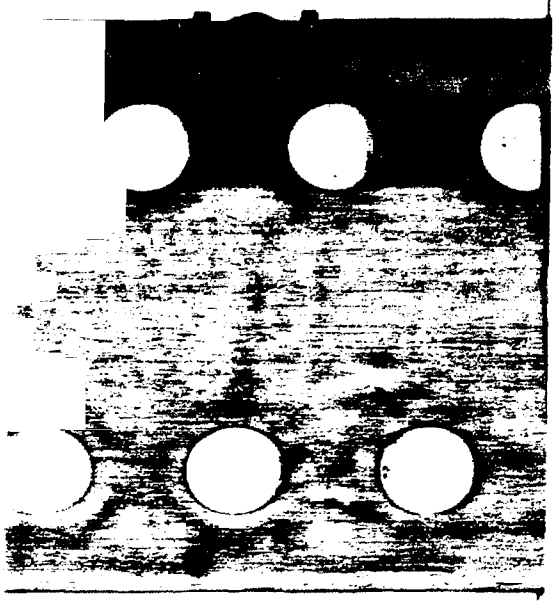
Containing 695,671 square feet, or 15.97 acres.

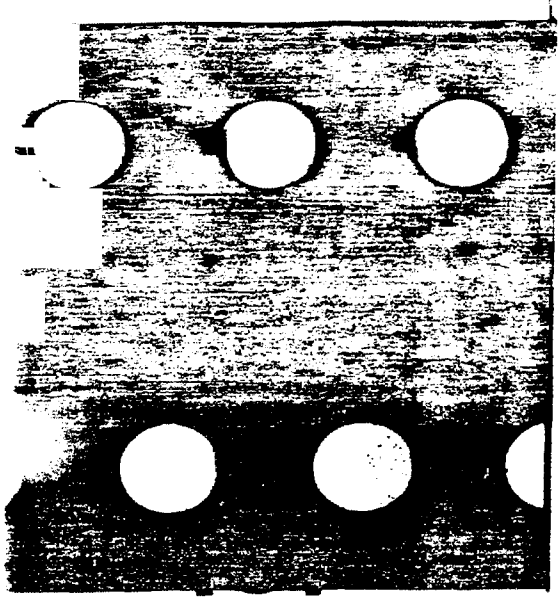
EXHIBIT "B"

1. Taxes for the year 1988, which have been prorated and assumed by Grantee.

2. Plan of record in Book 547, page 190, Register's Office for Davidson County, Tennessee, which shows an owners certificate, and a 20 foot easement for an avenue along the southerly line of Lot No. 2 shown thereon and a 20 foot easement for an avenue lying along and the westerly line of Lot No. 5 shown thereon.

3. Any portion of the premises which falls within the right of way boundaries of Hamilton Church Road.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7518 PAGE 474

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
287460.00
CON TX 805.00
PRFEE 0.50
~~WDEED 1.00~~
~~TOTAL 806.50~~
~~CHECK 806.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/15/88 01 16:41 0001 5072

21887

IDENTIFICATION REFERENCE

APR 15 4 41 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

VOID
WDEED 1.00-
WDEED 12.00
~~TOTAL 11.00~~
CHECK 11.00

04/15/88 01 16:42 0001 5073

No. 81208

Total 817.50