THIS INSTRUMENT PREPARED BY:
David B. Norsworthy
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219

BK4360

WARRANTY DEED BOOK 7536 PAGE 565

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-2-296	S&C Joint Venture 2907 12th Avenue, South Nashville, TN 37204	S&C Joint Venture 2907 12th Avenue, South Nashville, TN 37204
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	3015 Poston Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated August 11, 1983, in the original principal sum of $180,000.00, payable to H. R. Potter and Billy R. Potter, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executedby Poston House Properties, a Partnership to J. M. Grissim, Trustee, as of record in Book 6127, page 679,

POSTON HOUSE PROPERTIES, a Partnership composed of Arthur Driscoll, Jr., James C. Barry and Paul E. Hood

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S&C Joint Venture, a Tennessee Joint Venture 3767 05/05 0101 03EMERY 566.00

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ **State of Tennessee, described as follows:**

Being Lot No. 43 on the Plan of the Subdivision of Lot No. 41 Boyd's Cockrill Spring Tract, called Alicia Terrace, as of record in Book 57, page 46.

Said Lot No. 43 fronts 50 feet on the southerly side of Poston Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Poston House Properties, a partnership composed of Arthur Driscoll, Jr., James C. Barry and Paul E. Hood, by deed from H. R. Potter and Billy R. Potter and wife, Joyce P. Potter, as of record in Book 6127, page 677.

This conveyance is made subjectto any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as set out above and 1988 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd **day of** May **, 19** 88.

Paul E. Hood

POSTON HOUSE PROPERTIES, a Partnership

BY: Arthur Driscoll, Jr.

James C. Barry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7536 PAGE 566

Before me, the undersigned, of the State and County aforesaid, personally appeared Arthur Driscoll, Jr., James C. Barry and Paul E. Hood, with whom I am personally acquainted (orproved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the partners of Poston House Properties, a Partnership, the within named bargainors, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as Partners.

Witness my hand and seal this 3rd day of May 1988.

Notary Public

My commission expires: 7-9-89

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1988 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
POSTON HOUSE PROPERTIES,
A PARTNERSHIP

TO
S&C JOINT VENTURE

27849

IDENTIFICATION REFERENCE

MAY 5 2 53 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bok 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

_____ and _____,

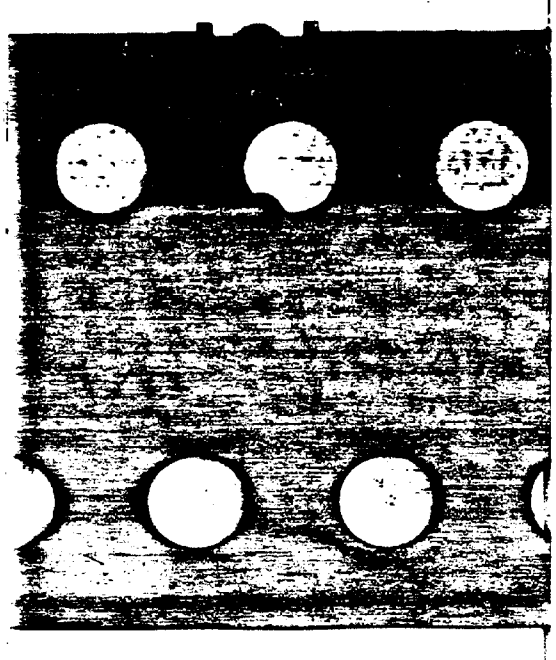
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

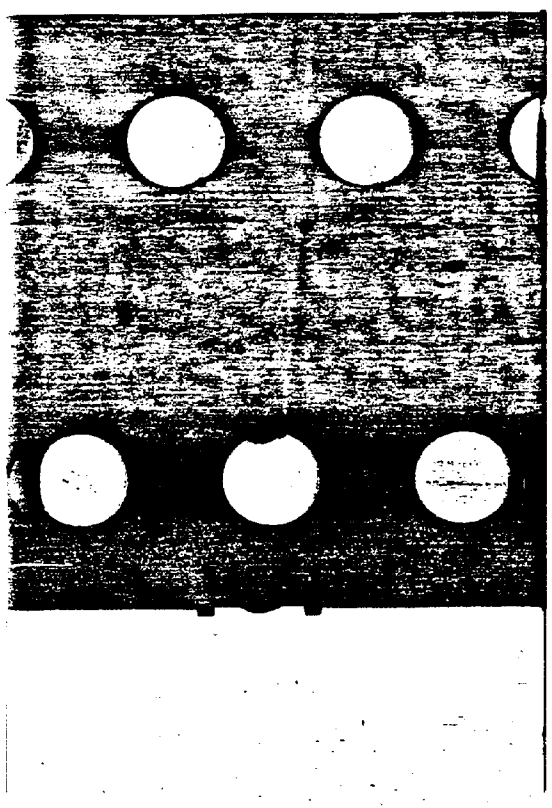
Witness my hand and official seal at _____, Tennessee,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7536 PAGE 567

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

200000.00
CON TX 560.00
PRFEE 0.50
MTGFEE 6.00
TOTAL ~~566.50~~
CHECK ~~566.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/05/88 01 14:55 0001 3967

27849

IDENTIFICATION REFERENCE

MAY 5 2 53 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88229