Bo44

THIS INSTRUMENT PREPARED BY:
GULLETT, SANFORD, ROBINSON & MARTIN
Third Floor
230 Fourth Avenue North
P. O. Box 2757
Nashville, TN 37219-0757

BOOK 7584 PAGE 791

RE-RECORD BOOK ~~7687~~ 7747 PAGE ~~985~~

Name and address of owner and entity responsible for taxes:

Grace's Plaza, Ltd.
100 Kenner Avenue
P.O. Box 50299
Nashville, TN 37205

Map-Parcel Numbers

117-14-170
70A 47,30

0475 06/28 0101 03CHECK 4038.50

G. M. Trammell, Jr.

to

Grace's Plaza, Ltd.

**D E E D**

1423 10/27 0101 03CHECK 6.00

WHEREAS, by deed of record in Book 5300, page 980, Register's Office of Davidson County, Tennessee, Grace's, Inc., a Tennessee corporation, became the owner of Lot 1 on the Plan of the Resubdivision of a portion of Lot 9 of Andrew Castleman Estates of record in Book 5190, page 115, said Register's Office (the "Old Plan"); and

WHEREAS, by deeds of record in Book 5300, page 978, and Book 6650, page 228 of said Register's Office, G. M. Trammell, Jr., acquired title to Lot 2 on the Old Plan, for the use and benefit of Trammell Realty, a Tennessee partnership; and

WHEREAS, Grace's Plaza, a Tennessee limited partnership, of which Trammell Realty is a limited partner, has been formed to own and operate a new commercial building which is and will be located adjacent to the existing building of Grace's on Lot 1 of the Old Plan; and

WHEREAS, to effectuate the purposes of the limited partnership agreement of Grace's Plaza, Ltd. so that it will become the owner of the property on which the new building is to be completed, and to conform record title to that plan of subdivision entitled Grace's Subdivision, a resubdivision of the Old Plan, of record in Book 6200, page ~~744~~ 7147 of said Register's Office (the "Revised Plan"), so that Grace's will own Lot 1 and Grace's Plaza, Ltd., Lot 2 on the Revised Plan;

NOW THEREFORE, for and in consideration of the premises and other good and valuable considerations, the receipt of which is hereby acknowledged, G. M. Trammell, Jr., individually and for and on behalf of Trammell Realty, has bargained and sold and does hereby transfer and convey to Grace's Plaza, Ltd., a Tennessee limited partnership, its sucessors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

This deed is being re-recorded to correct the erroneous page number as shown above.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,440,000.00.

G M Trammell Jr
Affiant

Subscribed and sworn to before me, this the 27th day of June, 1988.

Linda P. Turner
Notary Public

My commission expires 9-11-90

4 4 3 3 5

IDENTIFICATION

JUN 28 9 54 AM '88

FEE, A.Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Being Lot No. 2 on the Plan of the Resubdivision of a portion of Lot No. 9 on the Andrew Castleman Estates, of record in Minute Book J, page 30, County Court Clerk's Office, and of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Hillsboro Road, said point being the common front corner of Lots 1 and 2 of said subdivision; thence with the margin of the same, South 37° 30' 20" West 212.14 feet to an iron pin, said point being the northeasterly corner of the H. G. Hill Realty Company property; thence along the northerly line of the Hill property, North 87° 51' 29" West 258.20 feet to an iron pin; thence leaving said Hill property, North 14° 15' East 249.06 feet to a point, said point being the common rear corner of Lots 1 and 2; thence with the line between said lots, South 75° 45' East 182.19 feet to the face of a building; thence with the same as follows: North 36° 36' east 12.76 feet to a point; thence South 53° 24' East 31.04 feet to a point; thence leaving said building South 75° 45' East 120.47 feet to the point of beginning.

Being the same property conveyed to G. M. Trammell, Jr. from John M. Grissim and James V. Blevins, by deeds of record in Book 5300, page 978 and Book 6650, page 228 of said Register's Office.

This property is being improved, and was known as 4009, 4011 Hillsboro Road, Nashville, Tennessee 37215.

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

And G. M. Trammell, Jr., individually and for and on behalf of Trammell Realty, does hereby covenant with the said Grace's Plaza, Ltd. that he is lawfully seized and possessed of said land, has a good right to convey it and the same is unencumbered, except by easements and building setback lines as shown on the Revised Plan, and the lien of 1988 taxes.

And G. M. Trammell, Jr., individually and for and on behalf of Trammell Realty, does further convenant and bind himself and Trammell Realty, his or its heirs or representatives, to warrant and forever defend the title to the said land to the said Grace's Plaza, Ltd., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said G. M. Trammell, has caused this instrument to be executed this 27th day of June, 1988.

RE-RECORD 8:0104.

IDENTIFICATION REFERENCE

Oct 27 11 09 AM 88

FELIX J. WILSON IT REGISTER DAVIDSON COUNTY, TN

G. M. TRAMMELL, JR.

G M Trammell Jr.

Individually and for and on behalf of Trammell Realty

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, G. M. Trammell, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 1988.

Linda A Turner

Notary Public

My Commission Expires: 9-11-90