file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Poston Joint Venture
3605 Hilldale Drive
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-2
PARCEL 295
21W-2595

BOOK 7733 PAGE 137

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert B. McConnell, III, and wife, Lois P. McConnell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Poston Joint Venture, A Tennessee Joint Venture hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 42 on the plan of Lot 41 Boyd's Cockrill Spring Tract, of record in Book 57, page 46, Register's Office for said County.

SAID Lot No. 42 fronts 50 feet on the southerly margin of Poston Ave. and extends back between parallel lines, a distance of 150 feet to an alley.

BEING the same property conveyed to Robert B. McConnell, III, and wife, Lois P. McConnell by deed from Charles A. Daugherty and wife, Betty P. Daugherty of record in Book 5905, page 577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

95552

IDENTIFICATION REFERENCE

Dec 21 11 00 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9866 12/21 0101 03CHECK 468.50

This is (XXX) improved property, known as 3017 Poston Ave., Nashville, TN 37203.

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 heirs or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of December, 19 88.

Robert B. McConnell, III

Lois P. McConnell

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 19th day of December, 19 88, before me personally appeared Robert B. McConnell, III, and Lois P. McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7733 PAGE 138

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of December, 1988.

My Commission Expires: 9-26-92

_____
Notary Public

**WARRANTY DEED**

from:

Robert B. McConnell, III, and wife, Lois P. McConnell

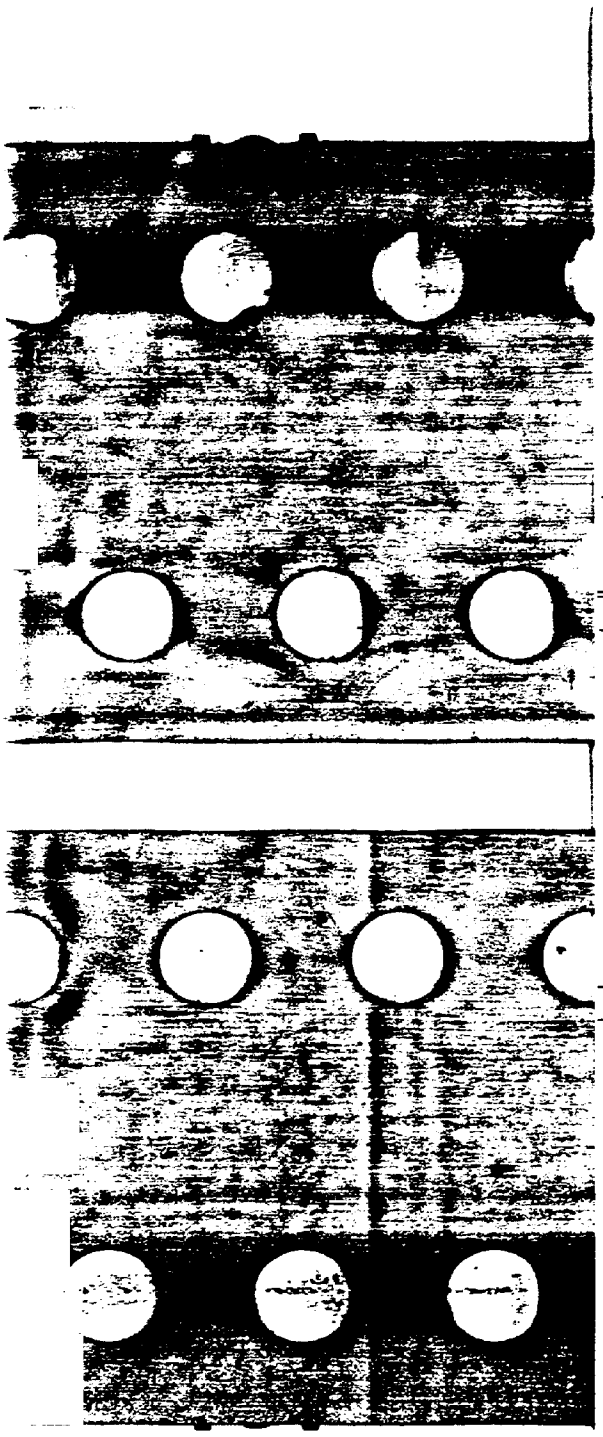
to:

Poston Joint Venture

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**

**Attorneys at Law**
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28096



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7733 PAGE 139

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 140000.00
CON TX 462.00
PRFEE 0.50
WDEED 6.00
TOTAL 468.50
CHECK 468.50

12/21/88 01 11:00 0001 9866

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95552

IDENTIFICATION REFERENCE

Dec 21 11 00 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 166017