Bk 41

BOOK 7800 PAGE 36

WARRANTY DEED

FROM: Nashville Properties Partnership, Grantor

TO: Freddie L. Wylie and wife Robbie Wylie, Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1015 Magnolia Dr. Brentwood, TN 37027	Same	155-8C-135

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand Five Hundred Dollars ($30,500).

Freddie L. Wylie
Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of March, 1989.

Tamara W Fogarty
Notary Public

My Commission Expires: 10-9-91

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Nashville Properties Partnership, a Florida general partnership, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Freddie L. Wylie and wife Robbie Wylie, Grantee, their heirs, successors, 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 135 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to Nashville Properties Partnership by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 6960, page 785, Register's Office for Davidson County, Tennessee.

This is unimproved property.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes, a lien not yet due and payable.

2. The Plan of record in Book 6900, pages 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes.

3. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, and Book 7270, page 648, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

5. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, his heirs, successors, and assigns, forever.

And Grantor does covenant 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of March, 1989.

NASHVILLE PROPERTIES PARTNERSHIP,
a Flordia general partnership

By: Nashville Industrial Properties, Inc., general partner

By: W. A. Canty, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tamara W Fogarty, a Notary Public of said County and State, personally appeared W. A. CANTY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Nashville Industrial Properties, Inc., the General Partner of Nashville Properties Partnership, the within named bargainor, a partnership, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of Nashville Industrial Properties, Inc., the General Partner.

Witness my hand and seal, at Office in Nashville, this 21st day of March, 1989.

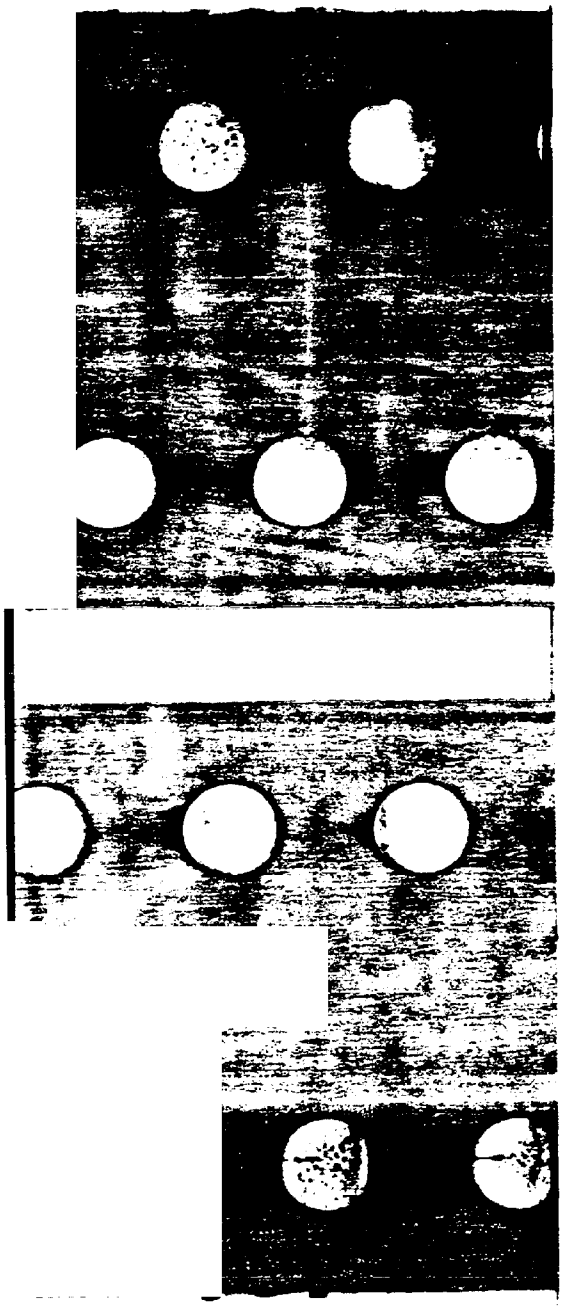
Tamara W Fogarty
Notary Public

My Commission Expires: 10-9-91

MAR 23 3 50 PM '89

189449

5506R/03-14-89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7800 PAGE 39

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

DRMT	30500.00
CON TX	100.65
PRFEE	0.50
MDEED	9.00
TOTAL	110.15
CHECK	110.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 12 15:33 0001 8820

18949

IDENTIFICATION

MAR 23 3 50 PM '89

FELIX Z. WILSON
REGISTER

No. 193112

93680