Box 18
KAG

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Chris C. Pardue 4535 Harding Road Nashville, TN 37205	Map 116-3 Parcel 20	Chris C. Pardue 4535 Harding Road Nashville, TN 37205

This instrument prepared by: Boult, Cummings, Conners & Berry (RPT)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED BOOK 7826 PAGE 977

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and in consideration of Grantee's assumption of that certain indebtedness due Sovran Bank/Central South in the original principal amount of Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00) evidenced by a Deed of Trust from Grantor to Scott C. Williams, Trustee, of record in Book 7714, page 117, Register's Office for Davidson County, Tennessee, payable as therein specified, **SHN PARTNERSHIP**, a Tennessee general partnership composed of George N. Spiva, Vianda Hale Hill, and North American Properties, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **CHRIS C. PARDUE** (the "Grantee"), Grantee's heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows to-wit (the "Property") :

> Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the John H. Williams Land, as of record in Book 161, page 50, Register's Office for said County, parts of Lots Nos. 130 and 131 and part of the 10 foot reserved strip adjacent to and west of said Lot No. 131 on the Plan of Kenner-Manor Land Company Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, said Register's Office, described together as follows:
>
> Beginning on the southeasterly margin of the Harding Road, formerly Richland Turnpike or West End Avenue; at a point south 45 1/2 deg. west 100 feet from the southwesterly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Chris Pardue
Affiant

Subscribed and sworn to before me this 27th day of April, 1989.

Notary Public
My Commission Expires: May 29, 1992

margin of Woodmont Avenue or Boulevard, the most westerly corner of the property conveyed to Shell Oil Company, Inc., by deed from the Percy Warner Corporation, of record in Book 1133, page 80, said Register's Office; thence with the southeasterly margin of said Harding Road, south 45 1/2 deg. west 100 feet to a corner of the property conveyed to Royal Oaks Apartment Company be deed from The Percy Warner Corporation, of record in Book 1217, page 27, said Register's Office; thence with the line of said Apartment Company Property, southeastwardly 200 feet; thence northeastwardly 42 1/2 feet to the corner of Lots Nos. 131 and 132, on said Kenner-Manor Land Company's Plan continuing in the same direction and with the line between Lots Nos. 131 and 132 and with the line between Lots Nos. 130 and 132, 157.5 feet, in all 200 feet to the southwesterly margin of Woodmont Avenue or Boulevard; thence with said Boulevard, northwestwardly 100 feet to the most easterly corner of said Oil Company's property; thence with the line of said Oil Company's property, southwestwardly 100 feet and northwestwardly 100 feet to the beginning.

Being the same property conveyed to SHN Partnership, a Tennessee general partnership, by deed from Metropolitan Federal Savings and Loan Association, of record in Book 7714, page 113, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real property taxes for 1989, which have been prorated between the parties and are assumed by the Grantee.

2. Deed of Trust executed by SHN Partnership, a Tennessee general partnership, to Scott C. Williams, Trustee, dated November 3, 1988, and recorded in Book 7714, page 117, Register's Office for Davidson County, Tennessee, in favor of Sovran Bank/Central South, which states that it secures a debt in the principal sum of Nine Hundred Fifty Thousand and No/100 Dollars ($950,000.00) (the "Deed of Trust"), payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. By his acceptance hereof, Grantee agrees, from and after the date hereof, to assume and pay the balance owing on the indebtedness secured by the Deed of Trust and to assume Grantor's obligations and perform all of the covenants and agreements contained therein and in the promissory note secured thereby.

3. Financing statement naming SHN Partnership, as debtor, and Sovran Bank/Central South, as secured party, filed November 29, 1988, of record in Book 7714, page 146, Register's Office for Davidson County, Tennessee, which financing statement is being amended simultaneously herewith to name Grantee as debtor therein.

4. An easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 3676, page 266, Register's Office for Davidson County, Tennessee.

5. Underground easement granted to Southern Bell & Telegraph Company, of record in Book 3765, page 266, Register's Office for Davidson County, Tennessee.

This is improved property known as 4503 Harding Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed this 27th day of April, 1989.

SHN PARTNERSHIP, a Tennessee general partnership

By: _____
George N. Spiva, Partner

By: _____
Vianda Hale Hill, Partner

By: _____
Robert P. Thomas, Attorney-in-Fact

By: North American Properties, Inc., a Tennessee corporation, Partner

By: _____
Robert P. Thomas, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason Notary Public in and for the State and County aforesaid, **George N. Spiva**, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is a partner of **SHN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS my hand, at office, this 27th day of April, 1989.

Juanita V. Thomason
Notary Public

My Commission Expires: May 20, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7826 PAGE 980

Personally appeared before me, Juanita V. Thomason, Notary Public in and for the State and County aforesaid, Robert P. Thomas, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purpose therein contained, and who further acknowledged that he is attorney-in-fact for **Vianda Hale Hill**, a partner of **SHN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of **Vianda Hale Hill**, as a partner of the partnership.

WITNESS my hand, at office, this 27th day of April, 1989.

Juanita V. Thomason
Notary Public

My Commission Expires: May 20, 1992

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Juanita V. Thomason, Notary Public in and for the State and County aforesaid, Robert P. Thomas, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is Secretary of **North American Properties, Inc.**, a Tennessee corporation, a partner of **SHN PARTNERSHIP**, a Tennessee general partnership, and is authorized to execute the foregoing instrument on behalf of the corporation, as a partner of the partnership.

WITNESS my hand, at office, this 27th day of April, 1989.

Juanita V. Thomason
Notary Public

My Commission Expires: May 20, 1992

2841 5

APR 27 3 16 PM '89

6629 04/27 0101 03CHECK 3395.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7826 PAGE 981

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 1025000.00
CON TX 3382.50
PRFEE 0.50
WDEED 12.00
TOTAL 3395.00
CHECK 3395.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/27/89 01 1517 0001 9929

284 15

APR 27 3 16 PM '89

No. 204260