44

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 1989.

Notary Public

My Commission Expires: 4-11-90

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This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Tusculum Associates, a Tennessee general partnership | SAME | 162-5-192 (L-182)<br>162-5-194 (L-184)<br>162-6-195 (L-186)<br>162-6-193 (L-188)<br>162-5-191 (L-181)<br>162-5-193 (L-183)<br>162-6-196 (L-185)<br>162-6-194 (L-187) |
| 904 North Summerfield Dr. | | |
| Madison, TN 37115 | | |

**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, **HILLVIEW JOINT VENTURE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TUSCULUM ASSOCIATES**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

**TRACT I:**
Land Davidson County, Tennessee, being Lots Nos. 182, 184, 186 and 188 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hillview Joint Venture by deed from Michael J. Philbin and wife, Nancy S. Philbin of record in Book 5696, page 502, Register's Office for said County.

**TRACT II:**
Land in Davidson County, Tennessee, being Lots Nos. 181, 183, 185 and 187 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hillview Joint Venture by deed from David M. Erwin and wife, Linda I. Erwin of record in Book 5696, page 507, Register's Office for said County.

This conveyance is made subject to:

1. 1989 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 4556, page 718, Register's Office for said County.

3. Matters shown on the Plan of record in Book 4460, page 52, Register's Office for said County.

4. Right of parties in possession.

This is improved property, known as:

| Lot | Street Address |
|---|---|
| 182 | 5272 and 5274 Tusculum Court, Nashville, TN 37211 |
| 184 | 5264 and 5266 Tusculum Court, Nashville, TN 37211 |
| 186 | 5256 and 5258 Tusculum Court, Nashville, TN 37211 |
| 188 | 5248 and 5250 Tusculum Court, Nashville, TN 37211 |
| 181 | 5269 and 5271 Tusculum Court, Nashville, TN 37211 |
| 183 | 5268 and 5270 Tusculum Court, Nashville, TN 37211 |
| 185 | 5260 and 5262 Tusculum Court, Nashville, TN 37211 |
| 187 | 5252 and 5254 Tusculum Court, Nashville, TN 37211 |

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and the Grantor does covenant with the Grantee that the 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 the Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this 30th day of June, 1989.

**HILLVIEW JOINT VENTURE**

By: _____
Kermit R. Brown, Partner

By: _____
Douglas P. Dabbs, Partner

By: _____
Rudy Thacker, Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KERMIT R. BROWN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 1989.

Notary Public

My Commission Expires: 6-11-90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOUGLAS P. DABBS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 1989.

Notary Public

My Commission Expires: 6-11-90

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUDY THACKER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 1989.

Notary Public

My Commission Expires: 6 11 90

JUN 30 1 16 PM '89



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45656

JUN 30 1 16 PM '89

No. 224930