Mail

This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

BOOK 8001 PAGE 913

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
V.U. Real Estate Holdings, Inc. 305 Kirkland Hall Nashville, Tennessee 37240	Same	Map 92-16 Parcels 46.00 and 47.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Terrace Place Ltd., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey to V.U. Real Estate Holdings, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

TRACT I

Being land in Davidson County, Tennessee, being Lots Nos. 20 and 21 in Williams' Subdivision of Lot No. 159 of Boyds Home Plan, a Plan of which is of record in Book 161, Page 42, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 20 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

Said Lot No. 21 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

TRACT II

Being land in Davidson County, Tennessee, being Lot No. 19 on the Plan of the Subdivision of Williams' Subdivision of Lot No. 159 of Boyds Home Plan as of record in Book 161, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Terrace Place, Ltd., a Tennessee limited partnership by General Warranty Deed from W.L. Bainbridge Company, a Tennessee general partnership, as to an undivided two-thirds (2/3) interest and Nancy Keen B. Palmer, as to an undivided one-third (1/3) interest of record in Book 6215, Page 48, Register's Office for Davidson County, Tennessee.

The property is also described in a survey by Bruce Rainey, surveyor, dated October 17, 1989, as follows:

Beginning at an iron pin in the Northerly boundary of Terrace Place, 150 feet from the Northeastern corner of the intersection of Terrace Place and 21st Avenue South, thence North 37 degrees 13 minutes 02 seconds West 159.93 feet to an iron pin the Southerly boundary of an alley; thence North 53 degrees 03 minutes 00 seconds East 149.65 feet to an iron pin; thence South 37 degrees 13 minutes 02 seconds East 159.93 feet to an iron pin in the Northerly boundary of Terrace Place; thence South 53 degrees 03 minutes 00 seconds West 149.65 feet to the point of beginning.

Being the same property conveyed to Terrace Place, Ltd., a Tennessee limited partnership by General Warranty Deed from W.L. Bainbridge Company, a Tennessee general partnership, as to an undivided two-thirds (2/3) interest and Nancy Keen B. Palmer, as to an undivided one-third (1/3) interest of record in Book 6215, Page 48, Register's Office for Davidson County, Tennessee.

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

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Those matters shown on the Plan of Record in Book 161, Page 42, said Register's Office which shows the subdivision of Lot 159 Boyds Home Plan.

(2) Those matters shown on the survey of Bruce Rainey, Registered Land Surveyor, dated October 17, 1989.

(3) Rights of Tenants in possession.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successor and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 8th day of December, 1989.

TERRACE PLACE LTD., a Tennessee limited partnership

By: Walter L. Timmons, Jr.
Walter L. Timmons, Jr.
General Partner

By: Terrence L. Cobb
Terrence L. Cobb, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personnally appeared Walter T. Timmons, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Terrace Place, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand, at office, this 9th day of December, 1989.

Debbie J Long
Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, of the state and county aforesaid, personnally appeared Terrence L. Cobb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Terrace Place, Ltd., the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand, at office, this 8th day of December, 1989.

Laura Lincoln
Notary Public

My Commission Expires: 5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ ~~1,150,000~~ 1,107,000 11/8/89

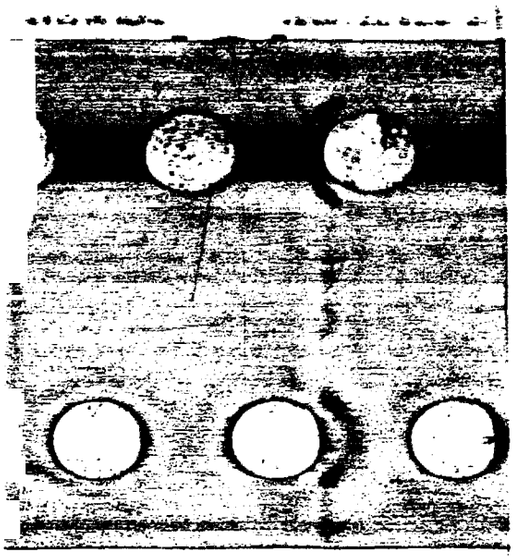
Affiant

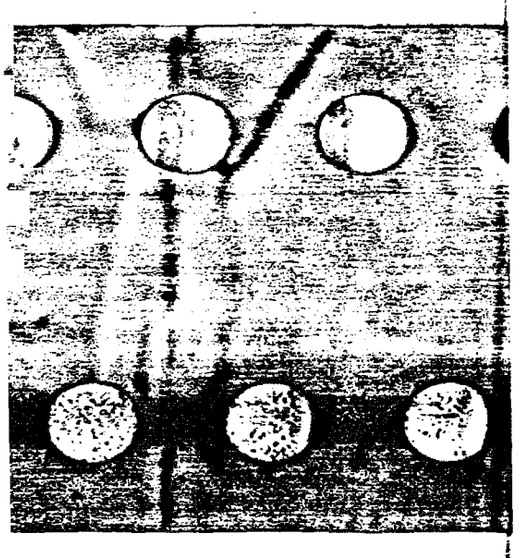
Sworn to and subscribed before me this 8TH day of December, 1989.

Laura Lincoln
Notary Public

My Commission Expires: 5-22-93

88131
IDENTIF. TREFERENCE
Dec 8 1 50 PM '89
FELIX ... REGISTER
DAVIDSON COUNTY TN.
3229 12/08 0101 03CHECK 3663.10





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

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 916

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 1107000.00
				CON TX 3653.10
				PRFEE 1.00
				WDEED 9.00
				TOTAL 3663.10
				CHECK 3663.10
12/08/89	01			13:48 0001 3229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8801 31

IDENTIF. REFERENCE

Dec 8 1 50 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274416