THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

Bk 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
149-315.00	Vine Center Investments, Inc. a Kentucky Corporation 333 West Vine Street Ste. 1400 Lexington, Ky 40507	Same BOOK 8216 PAGE 671
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged,

Dover Pointe Partnership, a Tennessee General Partnership composed of Russell Flanagan, William J. Gregg, Sr., and C. LeRoy Norton, Jr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Vine Center Investments, Inc., a Kentucky Corporation

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plat of record in Plat Book 7900, Page 66, Register's Office for Davidson County, Tennessee. Subject to Declaration of Reciprocal Easements and Restrictive Covenants as of record in Book 7881, Page 361, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration of Reciprocal Easements and Restrictive Covenants by and between Vine Center Investments, Inc., a Kentucky Corporation and Dover Pointe Partnership, a Tennessee general partnership comprised of C. LeRoy Norton, Jr., Russell Flanagan and William J. Gregg, Sr., dated ____ day of October, 1990, and of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of October, 1990

Dover Pointe Partnership, a Tennessee General Partnership

BY: _____

C. LeRoy Norton, Jr.
Managing General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

6465 IDENTIF. TREFERENCE Oct 12 3 11 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

STATE OF _____

COUNTY OF _____

BOOK 8216 PAGE 672

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 192,000.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 1990

COMMISSION EXPIRES 11-10-91 (AFFIX SEAL) _____ Notary Public

WARRANTY DEED

FROM
Dover Pointe Partnership, a
Tennessee General Partnership

TO
Vine Center Investments, Inc., a
Kentucky Corporation

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared C. LeRoy Norton, 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 the Managing General Partner of Dover Pointe Partnership, the within named bargainor, a Tennessee General Partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 12 day of October, 1990.

NOTARY PUBLIC

My commission expires: 3/26/94

EXHIBIT "A"

PROPERTY DESCRIPTION

Lot # 2

9861 10/12 0101 03CHECK 643.60

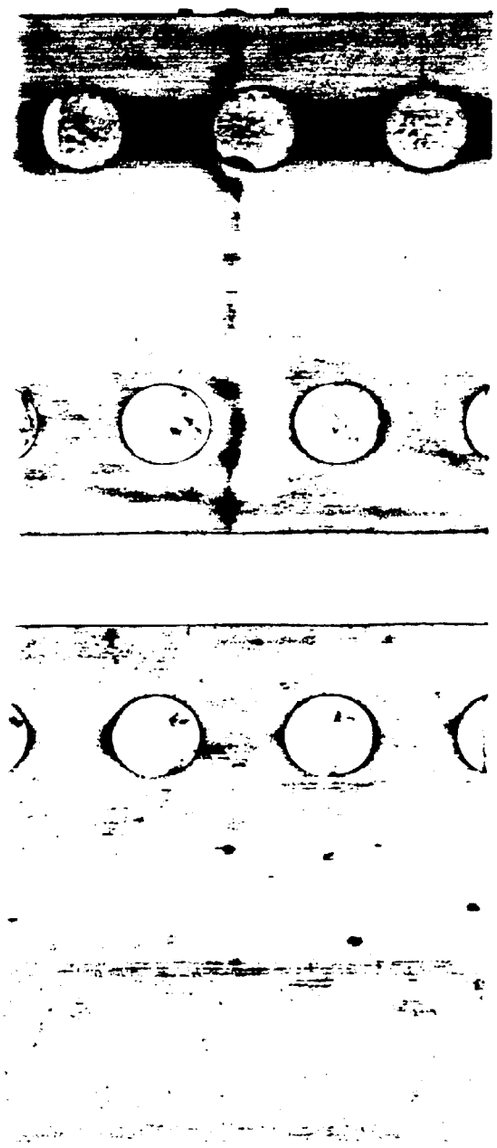
Dover Pointe

A parcel of land in the 2nd Civil District of Davidson County, Tennessee, lying wholly south of Dover Glen Drive, (50' R.O.W.) and west of Murfreesboro Pike (130' R.O.W. at that point) and being more fully described as follows:

Beginning at an iron pin set on the westerly margin of Murfreesboro Pike approximately 425 ft southeast of the center line of Dover Glen Drive; **thence**, with a curve to the right having the radius of 1,830 ft., and a central angle of 03° 54' 49" (chord bearing of S 41° 55' 08" E and a chord distance of 124.98 ft.), an arc distance of 125.00 ft. to an existing concrete monument; **thence**, N 50° 02' 20" E a distance of 15.00 ft. to an iron pin set in concrete; **thence**, S 40° 12' 34" E a distance of 152.90 ft. to a new concrete monument; **thence**, N 85° 35' 58" W a distance of 272.14 ft. to an iron pin set; **thence**, N 04° 24' 02" E a distance of 175.72 ft. to an iron pin set; **thence**, N 46° 07' 28" E a distance of 12.00 ft. to the point of beginning and containing 0.49 Acres, more or less, according to a survey by Theodore E. Martin, Jr., License #946, of SURVEY CONSULTANTS, INC., Nashville, Tennessee, dated March 30, 1989.

Being Lot #2 of the Resubdivision of the Dover Pointe Subdivision Plat as recorded in Plat Book 7900, Page 66 of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Dover Pointe Partnership, a Tennessee General Partnership composed of Russell Flanagan, William J. Gregg, Sr., and C. LeRoy Norton, Jr., by deed from R.E.P.P., Inc., a Tennessee Corporation, Brown Taylor and wife, Sammie Taylor, Monouchehr Farazmand and wife, Malakah Ahmadizadea Farazmand and Mohammad Izadian Bidgoli of record in Book 7840, Page 362, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8216 PAGE 674

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
				192000.00
				CON TX 633.60
				PRFEE 1.00
				WDEED 9.00
				TOTAL 643.60
				CHECK 643.60
10/12/90		01		15:12 0001 9861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64653

IDENTIF. T REFERENCE

OCT 12 3 11 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364113