Mail

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map and Parcel
161-12A-3
161-12A-4 161-12A-16
161-12A-5 161-12A-15
161-12A-7 161-12A-14
161-12A-8 161-12A-13
161-12A-9 161-12A-12
161-12A-10 161-12A-11

Send Tax Statements To:
J. D. Eatherly
1500 Clinton Street
Nashville, Tenn. 37203

Name/Address New Owner:
Same

Name of Mortgagee:
Sovran Bank/Central South

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, A. A. COLEBROOKE, unmarried, have bargained and sold and by these presents do transfer and convey unto J. D. EATHERLY, his heirs and assigns forever, the following described property, to wit:

Unit Nos. A-3, A-4, A-5, C-1, C-2, C-3, C-4, D-1, D-2, D-3, D-4, D-5, and D-6 of Hickory Plaza Office Townhouse as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in Book 8000, page 910, Register's Office of Davidson County, Tennessee and as described in Plat Book 6250, page 248, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to A. A. Colebrooke by Quitclaim Deed from John R. Parker, Trustee, of record in Book 6469, page 368, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions.

1. Restrictive covenants filed for record in Lease Agreements between the Grantor and the Kroger Co., of record in Book 4747, page 624, said Register's Office, as amended by instrument of record in Book 4818, page 748, said Register's Office, and between Grantor and Super X Drugs of Texas, Inc., of record in Book 4747, page 628, said Register's Office.

2. The Plan of record in Book 5200, page 68, said Register's Office, shows an Owner's Certificate, an easement for public utility and drainage purposes along the east line of said lot, and the following notations: (1) Highway access to Shopping Center limited to points shown; (2) No building permit shall be issued for any lot until Site Plan for such lot is approved by the Metropolitan Planning Commission; and (3) No building permits shall be issued for Lots 11, 12 and 13, until Public Sanitary Sewers are constructed and approved by the Metropolitan Departement of Water and Sewerage Services.

3. A perpetual nonexclusive easement for ingress and egress in deed from Cousins Properties of Tennessee, Inc., to Fletcher Bright Company, Trustee, of record in Book 4827, page 892, Register's Office for said County.

4. An easement of record in Book 4854, page 240, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions for Hickory Plaza Office Townhouses in Book 6457, page 189, and an amendment thereto in Book 7857, page 594, Register's Office of Davidson County, Tennessee.

6. All matters shown on the plan of Hickory Plaza Office Townhouse of record in Book 6250, page 248, Register's Office of Davidson County, Tennessee.

7. The premises herein described is a condominium office established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provision of and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interests in favor of other unit owners and sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Plaza Office Townhouse, of record in Book 8000, page 910, said Register's Office, and the By-Laws appended thereto of record in Book 8000, page 948, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 31st day of December, 1990.

A. A. COLEBROOKE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2494 01/04 0101 03CHECK 360.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. A. COLEBROOKE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 31st day of December, 1990.

My Commission Expires:
January 3, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $107,000.00.

Affiant

Sworn to and subscribed before me on this the 31st day of December, 1990.

My Commission Expires:
January 3, 1993

Notary Public

83457

IDENTIF. TREFERENCE

JAN 4 8 30 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8269 PAGE 103

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 107000.00
CON TX 353.10
PRFEE 1.00
WDEED 6.00
TOTAL 360.10
CHECK 360.10

01/04/91 01 08:29 0001 2494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83457

IDENTIF. T REFERENCE

JAN 4 8 30 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 386398