Prepared By: Svoboda & Mitts, P.C.
8900 Ward Parkway, Suite 200
Kansas City, MO 64114

BOOK 8358 PAGE 15

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Matrix Properties (NAME) | Matrix Properties (NAME) | MAP 93-12 |
| 280 Hermitage Avenue (STREET ADDRESS OR ROUTE NUMBER) | 280 Hermitage Avenue (STREET ADDRESS) | Parcel 53 |
| Nashville, TN (CITY) (STATE) (ZIP) | Nashville, TN (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Eight Thousand Seven Hundred Forty Six and 72/100---------- Dollars,

Diamond Property Company, A Missouri General Partnership consisting of Samuel J. Hoffmeier II and Rick A. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Matrix Properties, A Tennessee General Partnership

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots 17, 18 and 19 and the westerly 16-2/3 feet of Lot No. 20 on the Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Diamond property Company, by deed from Valere Potter Meneffee, of record in Book 6791, page 59, Register's Office of Davidson, County, Tennessee.

16529

MAY 23 10 31 AM '90

IDENTIFICATION REFERENCE

4662 05/23 0101 03CHECK 1190.71

STATE OF Kansas
COUNTY OF Johnson

The actual consideration or value whichever is greater, for this transfer is $ 358,746.72

Subscribed and sworn to before me this the 23rd day of March, 19 90

My commission expires 8-2-92

(Affix Seal)

Affiant: Samuel J Hoffmeier II MANAGING PARTNER

Notary Public

unimproved

This is improved (x) property, known as 280 Hermitage Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors) heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and 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.

Witness our hands this 23rd day of March, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald D. Dailey

Robert C. Thomas

BUYERS Being all General Partners of Matrix Properties, A Tennessee General Partnership

Samuel J. Hoffmeier II

Rick A. Anderson

SELLERS Being all General Partne of Diamond Property Company, A Missouri General Partnership

STATE OF Kansas BOOK 8358 PAGE 16

COUNTY OF Johnson

Personally appeared before me, Debra Ann O'Hara a Notary public in and for said County and State Samuel J. Haffmeier & Rick A. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners 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 19th day of February 1991

Debra Ann O'Hara
Notary Public

Commission expires 8-2-92

State of Tennessee
County of Davidson

Personally appeared before me, Julia P. Dodd a notary public in and for said County and State Ronald D. Dailey and Robert C. Thomas who acknowledged they executed the within named instrument as buyers being all General Partners of Matrix Properties, A Tennessee General Partnership.

Witnessed my hand, at office, this 15th day of April, 1991

Commission Expires: July 24, 1993

Julia P. Dodd
Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 17

| | | |
|---|---|---|
| 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
358746-72
CON TX 1183.71
PRFEE 1.00
WDEED 6.00
TOTAL 1190.71
CHECK 1190.71
05/23/91 01 10:34 0001 4662

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16529

IDENTIFICATION REFERENCE

MAY 23 10 31 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 424237