Mail to: Colonial Title Company
4301 Hillsboro Rd (#220)
Nashville 37215

BOOK 8464 PAGE 805

SEND TAX STATEMENTS TO:

GRW Enterprises, Inc.
6104 Belle Rive Drive
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS: **MAP:** 147-12, **PARCEL:** 55

Same as Above

OCT 16 3 35 PM '91

5 4 6 4 1

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY THOUSAND AND NO/100 ($220,000.00) DOLLARS, in cash in hand paid, the receipt of which is hereby acknowledged, SOVRAN BANK/TENNESSEE (FORMERLY COMMERCE UNION BANK), has this day bargained and sold and does hereby transfer and convey unto GRW ENTERPRISES, INC., a Tennessee corporation, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revision Resubdivision of Lots 1 and 2 Sovran Bank, as of record in Plat Book 8250, page 13, Register's Office for said County, to which plan reference is made for a more complete description. This legal description is pursuant to a Survey performed by John O. Spry, Surveyor, Ragan-Smith-Murphy & Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Tennessee License No. 727, dated 4-01-91.

Being part of the same property conveyed to Commerce Union Bank by deed from Albert L. Menefee, Sr. d/b/a Lynwood Development Company of record in Book 4641, page 553, and by deed from J. Howard Johnson, Jr. of record in Book 4662, page 372, Register's Office for Davidson County, Tennessee. The said Commerce Union Bank is now known as Sovran Bank/Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said GRW ENTERPRISES, INC., its successors and assigns, forever.

AND GRANTOR COVENANTS with the said GRW ENTERPRISES, INC., that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. State and County taxes for the year 1991, a lien, but not yet due and payable.
   Map 147-12, Parcel 55
   Field Book No. 6DU710

2. Restrictive covenants contained in an instrument of record in Book 3648, pages 240 and 223, Book 3671, pages 596 and 614, and Book 3672, page 2, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of record in Plat Book 8250, page 13, Register's Office for Davidson County, Tennessee.

4. Easement to State of TN of record in Book 4035, page 749, Book 4015, page 516, and in Book 4043, page 564, Register's Office for Davidson County, Tennessee.

AND GRANTEE COVENANTS and binds itself, its successors and assigns that the premises shall not be used to operate or house a commercial bank, savings and loan, credit union or any other type of Financial Institution selling competitive products and/or services similar to those sold by Sovran

Bank/Tennessee, its successors and assigns including but not limited to automated bank services for a period of thirty (30) years from date of this deed.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to said property, to the said GRW ENTERPRISES, INC., its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused its signature to be affixed hereto by its duly authorized officer, on this the 15th day of October, 1991.

SOVRAN BANK/TENNESSEE

By: Robert S. Moon
ROBERT S. MOON
Facilities Manager and
Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ROBERT S. MOON, 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 Facility Manager and Vice President of Sovran Bank/Tennessee, the within named bargainor, a corporation, and that he as such Facility Manager and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President of said corporation.

Witness my hand and official seal at Nashville, Tennessee, on this the 15th day of October, 1991.

Notary Public

My Commission Expires: Sept. 25, 1993

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

Sworn to and subscribed to before me, on this the 15th day of October, 1991.

Notary Public

My Commission Expires: Sept. 25, 1993

Warranty Deed Prepared By: Legal Department
Sovran Bank/Tennessee
One Sovran Plaza
Nashville, Tennessee

For: Robert S. Moon
Facilities Management

3239 10/15 01:01 03CHECK 821.00

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

RECEIVED OF _____

FOR _____

BOOK 8464 PAGE 807

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 6.00
TOTAL 821.00
CHECK 821.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/16/91 01 15:28 0001 3239

5.4 6.4. I.

TENTH REFERENCE

OCT 16 3 25 PM '91

No. 468001