THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

**WARRANTY DEED** BOOK 8640 PAGE 25

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| F & K Investors, a TN General Partnership<br>601 South Main Street<br>Goodlettsville, TN 37072 | Same as New Owner | Map 25-8<br>Parcels 54 & 55<br>I.D. Nos.:GO 01390 & GO 01400 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JAMES W. KING joined by his wife, IVONELL KING, WILLIAM J. FILLMORE joined by his wife, CLEO B. FILLMORE, JAMES R. McKINNEY, TRUSTEE, joined by JAMES S. HASTIE, sole beneficiary of the said Trust, individually and d/b/a FHK INVESTORS, a Tennessee General Partnership, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto F & K INVESTORS, A Tennessee General Partnership composed of JAMES W. KING and WILLIAM J. FILLMORE, General Partners, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: A tract of land in the 10th Civil District of Davidson County, Tennessee, within the corporate limits of Goodlettsville, Tennessee, being the front part of Lot No. 1 of the Lily Bell Farm, not of record, described according to a survey made by S. M. McMurray Engineering Company, July 1, 1940, and further described as Tract No. 2 and parts of 4 and 8 and proposed right-of-way according to a survey of Wayne S. Cooper, Sr., Certificate No. 17, February 17, 1969, and more particularly described as follows:

Beginning at the southwest corner of this tract the same being the southeast corner of property conveyed to Wilkinson, et al, to Ervin, et al, by deed of record in Book 4505, Pages 543 and 544, Register's Office for Davidson County, Tennessee; thence with the line between this tract and the Ervin tract North 20 deg. 53' East 100 feet to a point; thence South 78 deg. East a total of 271 feet, more or less, to a point in the westerly margin of Dickerson Road; thence with Dickerson Road South 16 deg. 25' West 50 feet; thence South 16 deg. 58' West continuing on with said Dickerson Road an additional 50 feet to a point; thence North 78 deg. West 269 feet, more or less, to the point of beginning.

Being the same property conveyed to James W. King, William J. Fillmore, and James R. McKinney, Trustee by deed from Frank R. Tinnon, and wife, Sara Wade Tinnon, of record in Book 4516, page 641, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in the 10th Civil District, of Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, being Lot No. 6 on the plat showing J. W. Harris' Subdivision at Goodlettsville, Tennessee, as of record in Book 547, page 46, Register's Office for said County, and being described in part according to a survey by Wayne S. Cooper, Sr. dated February 17th, 1969, as follows:

Beginning at a point in the westerly margin of Dickerson Road, said point being the southeast corner of the G. L. Newbern property; thence following the margin of said road South 15 deg.

52' West 100.0 feet to a point; thence North 78 deg. 00' West 282.0 feet to a point; thence North 8 deg. 41' East 100.0 feet, more or less, to a point in the southwest corner of the G. L. Newbern property; thence with Newbern's line South 78 deg. 00' East 291.3 feet to the point of beginning.

Being the same property conveyed to James W. King, William J. Fillmore, and James R. McKinney, Trustee by deed from Frank R. Tinnon, and wife, Sara Wade Tinnon, of record in Book 4436, page 118, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to convey the one-third undivided interest in the property hereinabove described now vested in J. R. McKinney, Trustee, for James S. Hastie, unmarried, and the one-third undivided interest in the partnership, FHK Investors, to the remaining tenants in common and Partners, (James W. King and William J. Fillmore, as General Partners, in the Partnership F & K Investors).

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 601 South Main Street, Goodlettsville, Tennessee, 37072.

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

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 547, page 46, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

IVONELL KING, wife of JAMES W. KING, and CLEO B. FILLMORE, wife of WILLIAM J. FILLMORE, join in this conveyance to convey any and all right, title or interest which they may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 27th day of May, 1992.

"GRANTORS"

James W. King
JAMES W. KING

Ivonell King
IVONELL KING

William J. Fillmore
WILLIAM J. FILLMORE

"GRANTEES"
F & K INVESTORS, a TN General Partnership

By: James W. King
JAMES W. KING, General Partner

By: William J. Fillmore
WILLIAM J. FILLMORE, General Partner

Clo B. Fillmore
CLEO B. FILLMORE

James R. McKinney Trustee
JAMES R. McKINNEY, TRUSTEE

James S. Hastie
JAMES S. HASTIE



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. KING and wife, IVONELL KING, WILLIAM J. FILLMORE and wife, CLEO B. FILLMORE, JAMES R. McKINNEY, TRUSTEE and JAMES S. HASTIE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

6673 06/02 0101 03CHECK 472.50

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES W. KING and WILLIAM J. FILLMORE, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of F & K INVESTORS, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal this the 27th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant James W. King

Sworn to and subscribed before me, this the 27th day of May, 1992.

NOTARY PUBLIC

My Commission Expires: 9/7/93

I-52366

IDENTIF. TREFERENCE

JUN 2 9 08 AM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

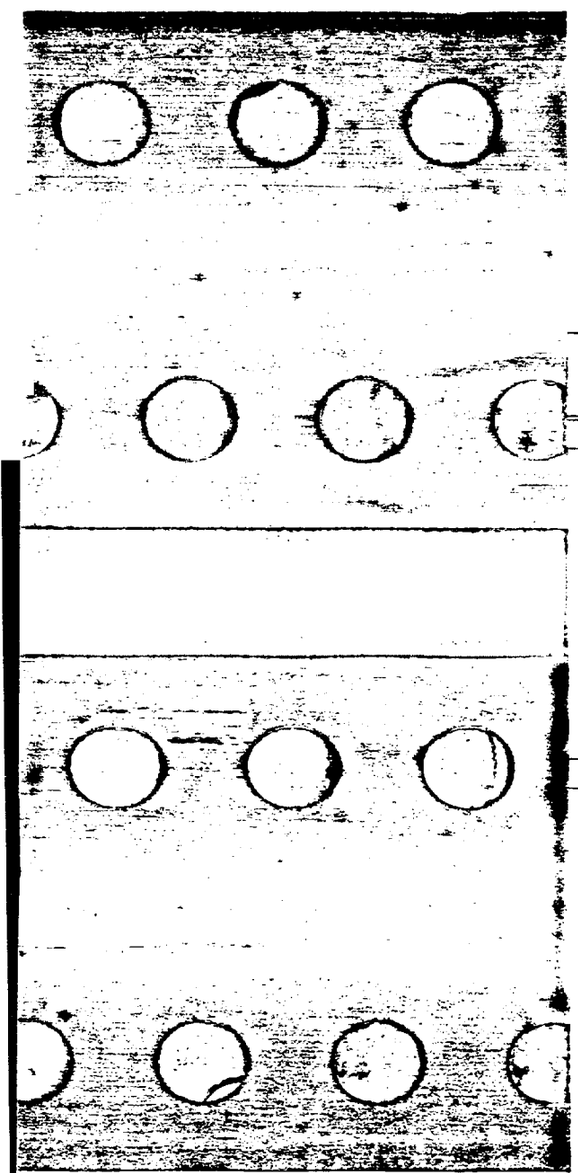
MAIL ENV.

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 28

| | | |
|---|---|---|
| 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 | 125000.00 |
| CON TX | 462.50 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 472.50 |
| CHECK | 472.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6673

1:52366

IDENTIF. TREFERENCE

JUN 2 9 08 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536478