37

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ 27th DAY OF ~~January~~ April, 1994

Notary Public

MY COMMISSION EXPIRES: 10/16/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Minton (NAME)	-New Owner- (NAME)	116-13-0-101.00
5115 Harding Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tropic Properties, a TN general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Minton and wife, Kathleen E. Minton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 7, 8, 9 & 10 on the Plan Showing H B Alexanders Subdivision of the Byron Martin Property, of record in Book 1130, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with and subject to all of grantors' rights in and to the nonexclusive parking and access easement of record in Book 6399, Page 533, said Register's Office, subject to the terms and conditions therein, including but not limited to automatic subordination of rights to any recorded first mortgage(s).

Being the same property conveyed to Tropic Properties, a TN general partnership by trustee's deed from Michael T. Bates, Trustee of record in Book 8132, Page 366, Register's Office for Davidson County, TN.

Subject to Easements in Book 3878, Page 100, Book 1207, Page 547, Book 670, Page 203; Easement for flow of any creek; Lease Agreement in Book 8550, Page 888; Parking and Access Easement in Book 6399, Page 533 and all matters shown on the Plan of Record.

APR 29 PM 3:57
REGISTER
DAVIDSON COUNTY, TN.

Improved ( ) Unimproved ( ) property known as 5115 Harding Pike, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 27th day of January 19 94

TROPIC PROPERTIES, a Tennessee general partnership

William E. Powell, Sr. By: Jimmy Allen

William E. Powell, Jr.

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

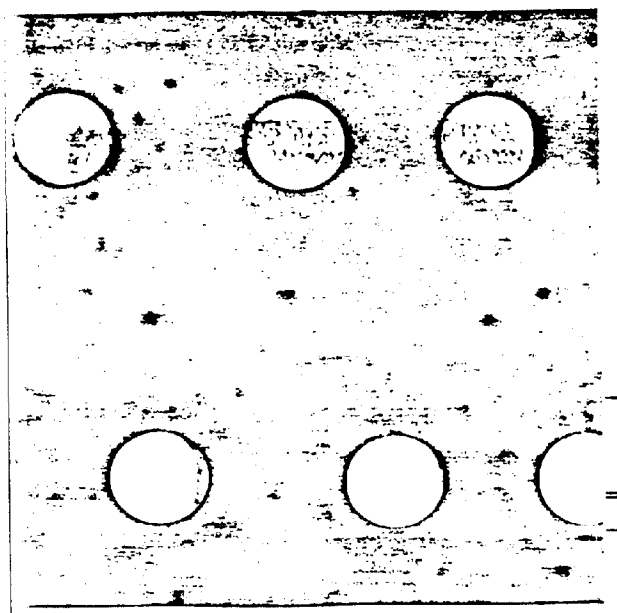
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared William E. Powell, Sr., William E. Powell, Jr. and Jimmy Allen with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partners and _____ respectively of the Tropic Properties, a Tennessee general Partnership the within named bargainor, and corporation, and that they as such Partners and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William E. Powell, Sr., William E. Powell* as such Partners, and attesting the same by the said _____ as such _____.

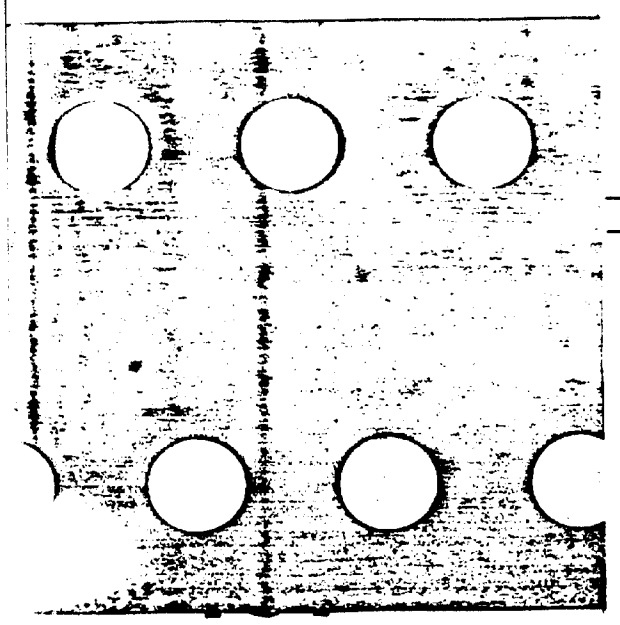
Witness my hand and official seal at office at _____ on this the 27th day of January 19 94.

My commission expires Jr. and Jimmy Allen 7/27/96

Notary Public

0161 04/29 0101 03CHECK 3246.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
875000.00
CON TX 3237.50
PRFEE 1.00
WDEED 8.00
TOTAL 3246.50
CHEK 3246.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/94 01 15:58 0001 0161

44639
IDENTIFICATION REFERENCE

94 APR 29 PM 3:57

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 785261