44

BOOK 9491 PG 470

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $ 380,000.00. Marilyn R. Overstreet **AFFIANT** Subscribed and sworn to before me, this 12th day of October, 1994. Linda P. Harris Notary Public My Commission Expires: 5/23/97

94 OCT 12 PM 3:01
FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

99248
IDENTIF. & REFERENCE

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Plainsman Group, L.L.C. 415 27th Avenue North Nashville, TN 37208	SAME	92-10-314 92-10-273 92-10-434 & 435

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT C. HUDDLESTON AND WIFE, CLARICE L. HUDDLESTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PLAINSMAN GROUP, L.L.C.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is improved property known as 415 27th Avenue North, Nashville, TN 37208.

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 heirs and assigns, forever; and they covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 our hands this 12th day of October, 1994.

Robert C. Huddleston

Robert C. Huddleston

Clarice L. Huddleston

Clarice L. Huddleston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT C. HUDDLESTON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 1994.

Linda P. Turner

Notary Public

NOTARY PUBLIC

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARICE L. HUDDLESTON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 1994.

Linda P. Turner

Notary Public

NOTARY PUBLIC

My Commission Expires: 5/23/98

EXHIBIT A

TRACT ONE (Map 92-10, Parcel 434)

Beginning with a railroad spike located at the intersection of the western right of way margin of 27th Avenue North and the centerline of Felicia Street, now closed; thence, with the said centerline, North 71 degrees 14 minutes West 114.27 feet to a railroad spike; thence, leaving said centerline, North 18 degrees, 46 minutes West 25.0 feet to an iron pin located in the southern right of way margin of the Illinois Central Gulf Railroad, being 25 feet from the centerline; thence with said margin, North 49 degrees 14 minutes 01 seconds East 148.21 feet to an iron pin located in the western right of way margin of 27th Avenue North; thence, with said margin, South 02 degrees 43 minutes 22 seconds East 83.79 feet to the point of beginning; containing 0.15 acres, more or less.

This description is the same description as was contained in the previous deed of record.

TRACT TWO (Map 92-10, Parcel 435)

Beginning with a railroad spike located at the intersection of the eastern right of way margin of 27th Avenue North and the centerline of Felicia Street, now closed; thence, with the eastern margin of 27th Avenue North, North 2 degrees, 45 minutes 35 seconds West 134.77 feet to the iron pin in the southern right of way margin of the Illinois Central Gulf Railroad, being 25 feet from the centerline; thence, with said margin, North 49 degrees 14 minutes 01 second East 451.94 feet to an iron pin in the western right of way margin of 26th Avenue North; thence, with said margin, South 02 degrees 48 minutes 15 seconds East 96.82 feet to an iron pin; thence, leaving said margin South 87 degrees 11 minutes 45 seconds West 83.47 feet to an iron pin; thence South 49 degrees 14 minutes, 01 second West 120.00 feet to an iron pin; thence South 02 degrees 48 minutes 15 seconds East 60.90 feet to an iron pin; thence South 87 degrees 11 minutes 45 seconds West 78.05 feet to an iron pin; thence South 49 degrees 14 minutes 01 second West 78.11 feet to an iron pin; thence South 19 degrees 44 minutes 29 seconds East 92.42 feet to a railroad spike in the centerline of Felicia Street, now closed; thence, with said centerline, South 71 degrees 14 minutes West 68.26 feet to the point of beginning; containing 0.48 acres more or less.

This description is the same description as was contained in the previous deed of record.

Tracts One and Two being the same property conveyed to Robert C. Huddleston and wife, Clarice L. Huddleston by deed from Huddleston Company (formerly Nashville Plywood Co., Inc.) a Tennessee corporation, of record in Book 8608, page 936, Register's Office for said County.

TRACT THREE (Map 92-10, Parcel 273)

Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "E" on the plan of M. B. and M. S. Pilcher's re-subdivision of parts of the Barrow property of record in Book 57, page 91, Register's Office for said County.

Beginning at a point in the south right of way of Felicia Street and the northeast corner of Lot No. 9 of Pilcher's Re-Subdivision, thence, with the south right of way of Felicia Street and the north line of Lot No. 8, North 82 degrees 10 minutes East 49 feet to a point in the west right of way of 27th Avenue; thence, with said right of way and a radial curve to the left a distance of 165.3 feet along said curve to a point in the north right of way of the Louisville & Nashville Railroad; thence, with the east property line of Lot No. 9 and the west property line of Lot No. 8,North 16 degrees West 166 feet to the beginning.

This description is the same description as was contained in the previous deed of record.

Being the same property conveyed to Robert C. Huddleston and wife, Clarice L. Huddleston by deed from Roy Burns and wife, Katherine H. Burns, of record in Book 5168, page 155, Register's Office for Davidson County, Tennessee.

TRACT FOUR (Map 92-10, Parcel 314)

Parcel 1

Beginning with a concrete monument located at the intersection of the eastern right of way of 27th Avenue North and the southern right of way of Felicia Street, now closed; thence North 71 degrees 14 minutes East 231.90 feet to an iron pin; thence, South 2 degrees 45 minutes 35 seconds East 127.03 feet to a point, thence, North 71 degrees 51 minutes 03 seconds East 138.57 feet to an iron pin in the western right of way of 26th Avenue North; thence leaving said right of way on a curve to the right having a radius of 430.00 feet and a length of 188.04 feet to a point; thence, South 70 degrees 41 minutes 55 seconds West 184.88 feet to a point in the eastern right of way of 27th Avenue North thence, with a curve to the right having a radius of 630.00 feet and a length of 114.95 feet to a point in the right of way of 27th Avenue North; thence continuing with the right of way of 27th Avenue North, North 2 degrees 45 minutes 35 seconds West 56.49 feet to the point of beginning. Said tract containning 0.96 acres more or less. This description was prepared by George Anton, Registered Surveyor, State of Tennessee. #557.

Being a part of the property conveyed to Robert C. Huddleston and Clarice L. Huddleston by deed of correction from J.M.T. Corporation of record in Book 4794, page 601, Register's Office for Davidson County, Tennessee, and being a part of the property conveyed to Robert C. Huddleston and wife, Clarice L. Huddleston by deed from Robert C. Huddleston of record in Book 5433, page 30, Register's Office for said County, and being a part of the property conveyed to Robert C. Huddleston and wife, Clarice L. Huddleston by quitclaim deed from Robert Jakes, President, JMT Corporation of record in Book 5059, page 480, Register's Office for said County and being a part of the property conveyed to Robert C. Huddleston and wife, Clarice L. Huddleston by deed from Mulloy Robertson of record in Book 4852, page 622, Register's Office for said County.

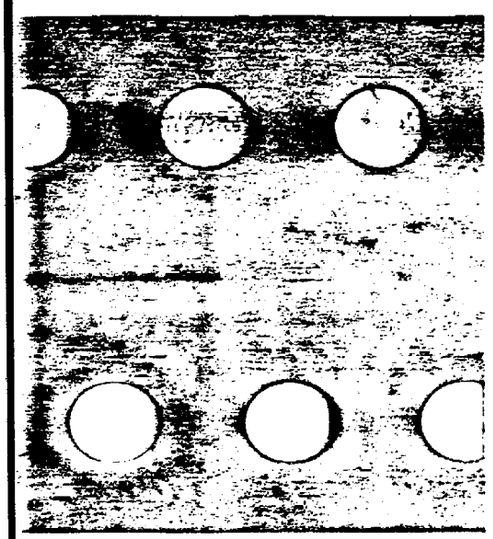
Also being a part of the property which was formerly a part of Alley No. 933 which was closed by Metropolitian Government of Nashville and Davidson County, Tennessee by Bill #75-1217, a certified copy of which is of record in Book 9491, page 457, Register's Office for Davidson County, Tennessee. Said property being thereby vested in Robert C. Huddleston and wife, Clarice L. Huddleston.

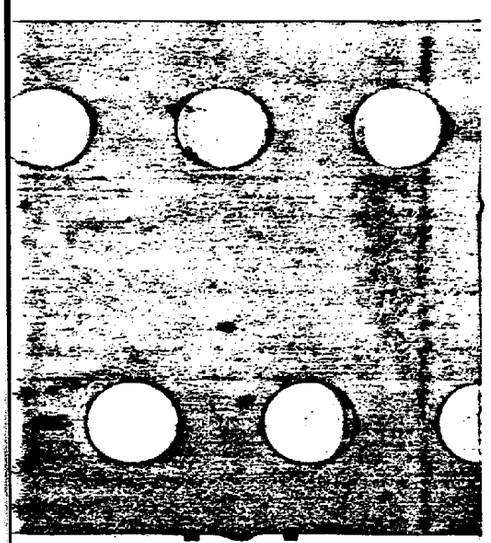
Parcel 2

Beginning with a concrete monument located at the intersection of the eastern right of way margin of 27th Avenue North and the southern right of way of Felicia Street, now closed; thence with the said margin of 27th Avenue North North 2 degrees 45 mionutes 35 seconds West 26.01 feet to a railroad spike; thence with the centerline of Felicia Street, now closed, North 71 degrees 14 minutes East 231.90 feet to a railroad spike; thence South 2 degrees 45 minutes 34 seconds East 26.01 feet to an iron pin in the southern right of way margin of Felicia Street, now closed, thence with the said margin South 71 degrees 14 minutes West 231.90 feet to the point of beginning, containing 0.13 acres. This description was prepared by George Anton, Registered Surveyor, State of Tennessee. #557.

Being the same property which was formerly a part of Felicia Street which was closed by Metropolitian Government of Nashville and Davidson County, Tennessee by Bill #88-374, a certified copy of which is of record in Book 9491, page 462, Register's Office for Davidson County, Tennessee. Said property being thereby vested in Robert C. Huddleston and wife, Clarice L. Huddleston.

7440 10/12 0101 03CHECK 1423.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9491 PG 474

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	380000.00
			CON TX	1406.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1423.00
			CHECK	1423.00
10/12/94	01		15:00 0001	7440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99248
IDENTIF. ↑ REFERENCE

94 OCT 12 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 843648