0065919

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY: (MTH)
BAKER, DONELSON, BEARMAN & CALDWELL,
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

95 JUN -1 PM 2:24

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9687 PG 870

FROM: **HERBERT F. LEEK and wife, RUTH WISE LEEK**

("GRANTORS")

TO: **ORION REALTY, LLC**
a limited liability company

("GRANTEE")

ADDRESS NEW OWNER:

Orion Realty, LLC
2014 Broadway, Suite 200
Nashville, TN 37203

SEND TAX BILLS:

SAME

TAX PARCEL NUMBER

MAP 93-8-34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Orion Realty, LLC ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Herbert F. Leek and wife, Ruth Wise Leek ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Grantee, its successors and assigns, all of their interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the First Civil District Metropolitan Nashville, Davidson County, Tennessee being a part of original Lot No. 8 Cooper's Addition to East Nashville as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee and also now being Parcel 34 on Tax Map 93-8 and being more particularly described according to an ALTA/ACSM Land Title Survey by Ragan-Smith-Associates, Inc. dated March 27, 1995, Job No. 95-054, as follows:

BEGINNING at an existing concrete monument on the present northerly right-of-way line of Davidson Street (originally called Duncan Street) at the southeast corner of herein-described tract and the southwest corner of Parcel 35 on the Tax Map 93-8 owned by BNHH Properties, Inc. by deed recorded in Book 6998, page 415, Register's Office for Davidson County, Tennessee (Tract 2 in deed), said monument being North 81° 33' 03" East, 358.00 feet from the intersection of the northerly right-of-way line of Davidson Street and the easterly right-of-way line of South Sixth Street as measured along the North right-of-way line of Davidson Street; thence,

1. With the northerly right-of-way line of Davidson Street South 81° 33' 03" West, 150.00 feet to an iron pin set at the southeast corner of Lot No. 1 Pearsall Subdivision as of record in Book 5190, page 696, Register's Office for Davidson County, Tennessee; thence,

2. With the easterly line of Lots 1 and 2 of Pearsall Subdivision and the westerly line of herein-described tract North 25° 57' 25" West, 312.41 feet to an iron pin set at the northeast corner of Lot No. 2 Pearsall Subdivision and in the South line of Parcel 32, Tax Map 93-8 owned by BNHH Properties, Inc. by Deed Book 6998, page 415, Register's Office for Davidson County, Tennessee (Tract 1 in deed); thence,

3. With the south line of Parcel 32, North 78° 30' 58" East, 150.08 feet to an existing iron pin in chain link fence in the West line of Parcel 35, Tax Map 93-8; thence,

4. With the West line of Parcel 32 and with chain link fence line South 25° 33' 00" East, 320.03 feet to the point of beginning and containing 45,641 square feet or 1.048 acres, more or less, as calculated by the above courses which were determined within the precision of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Urban Surveys".

TOGETHER with Ingress/Egress Easement appurtenant thereto as set forth in Book 4565, page 401 and amended by Book 8347, page 822, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Herbert F. Leek and wife, Ruth Wise Leek, by Deed of Record in Book 4565, page 397, Register's Office for Davidson County, Tennessee.

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

And Grantors do 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 except for such the easements set forth in instruments recorded in Book 4565, page 401, and the exceptions to easement of record in Book 8347, page 822, Register's Office for Davidson County, Tennessee, the Right-of-Way granted to L&N Railroad Co. in Book 295, page 182, said Register's Office, the rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others entitled in and to the use thereof as set forth in Book 1224, page 125, said Register's Office, the easement as set forth in Book 2157, page 290, said Register's Office and the 1995 real property taxes which have been prorated and assumed by the Grantee.

And Grantors do further covenant and bind themselves, their heirs, successors 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 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 this 1 day of June, 1995.

Herbert F. Leek
HERBERT F. LEEK

Ruth Wise Leek
RUTH WISE LEEK

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kay E. Farmer, a Notary Public in and for the State and County aforesaid, personally appeared **HERBERT F. LEEK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 1st day of June, 1995.

Kay E. Farmer
Notary Public

KAY E FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-28-98

STATE OF Tennessee

COUNTY OF Davidson

Before me, Kay E. Farmer, a Notary Public in and for the State and County aforesaid, personally appeared **RUTH WISE LEEK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 1st day of June, 1995.

Kay E. Farmer
Notary Public

KAY E FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of June, 1995.

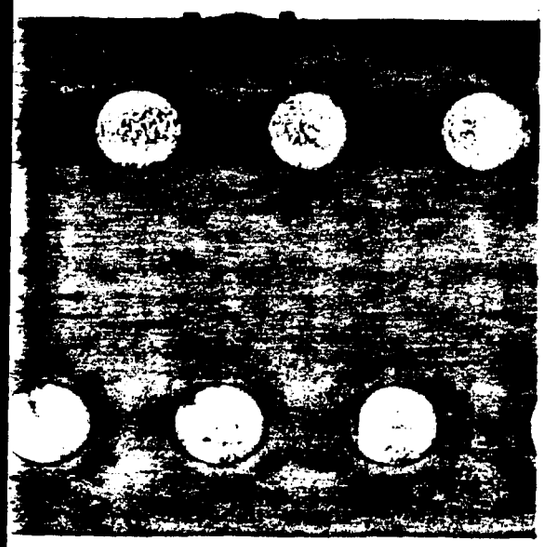
NOTARY PUBLIC

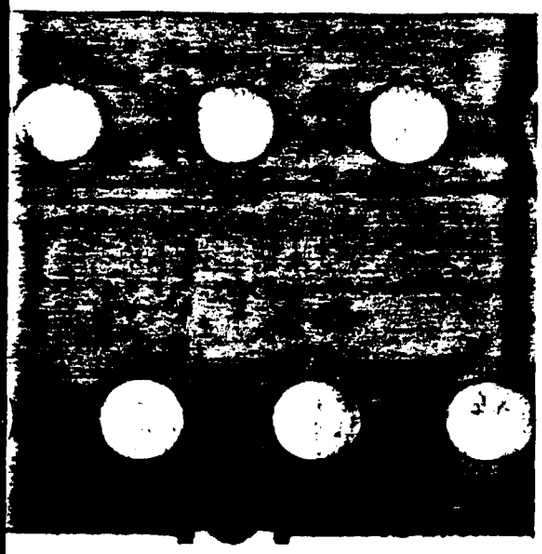
KAY E FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-28-98

N VRS150125 V1

5680 06/01 0101 CHECK 1937.00





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

RECEIVED OF _____

FOR _____

BOOK 9687 PG 873

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
520000.00
CON TX 1924.00
PRFEE 1.00
MDEED 12.00
TOTAL 1937.00
CHECK 1937.00
06/01/95 01 14:27 0001 6680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065919
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915989