0067103 Boy 37;CSS) (1)
IDENTIF. & REFERENCE

This instrument prepared by and
Return to:
Keith A. Novick
Attorney at Law
46 Timber Creek Drive
Memphis, Tennessee 38018

95 JUN -5 PM 4:03

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED BOOK 9691 PG 815

THIS INDENTURE, made and entered into this 2nd day of May, 1995, by and between GARY R. BELZ AND ALLEN M. SIDES, Party of the First Part, and KIVA-NASHVILLE, INC., a Tennessee Corporation, Party of the Second Part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Being a parcel of land in Nashville, First Civil District, Eighteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Seventeenth Avenue South and Edgehill Avenue, being lot nos. 2 and 4 as shown on the plan of Belmont Land Company's subdivision of Lot 23 in O.B. Hayes Plan of large lots as of record in Book 204, Page 207, R.O.D.C., and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Edgehill Avenue and the easterly right-of-way line of Seventeenth Avenue South; thence, with said southerly right-of-way line N 85°38'02'E, 153.75 feet to the point of intersection with the westerly right-of-way line of an alley; thence, with said right-of-way line S 03°26'25"E, 104.87 feet to a point; thence, leaving said right-of-way line with the northerly line of Lot No. 6 as shown on said Plan S 85°38'02"W, 153.75 feet to a point in the easterly right-of-way line of Seventeenth Avenue South; tence, with said right-of-way line N 03°26'25"W, 104.87 feet to the point of beginning.

Being the same property acquired by the Party of the First Part by Deed of Record in Book 8881, Page 827 in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Party of the Second Part, their heirs, or successors and assigns in fee simple forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will otherwise warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the Party of the First Part has caused this instrument to be executed by and through its duly authorized partner the day and year first above written.

GARY R. BELZ

ALLEN M. SIDES

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Gary R. Belz with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this 5th day of May, 1995.

Cynthia K. Moore
Notary Public

My Commission expires: 6-10-98

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared _____ with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office this ____ day of May, 1995.

_____
Notary Public

My Commission expires:_____

Property address:
1200 17th Ave. S.
Nashville, Tennessee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5907

BOOK 9691 PG 817

State of California

County of Los Angeles

On 5/2/95 (DATE) before me, Vivian A. Patel, Notary Public (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Allen M. Sides (NAME(S) OF SIGNER(S))

☐ personally known to me - **OR** - ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

VIVIAN A. PATEL
COMM. # 971051
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires SEP 8, 1996

WITNESS my hand and official seal.

Vivian A. Patel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☑ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

5/2/95
DATE OF DOCUMENT

Gary R. Belz
SIGNER(S) OTHER THAN NAMED ABOVE

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Mail tax notices to (Person or Agency responsible for payment of taxes):

KIVA-NASHVILLE, INC.
C/O Gary R. Belz
904 Rayner
Memphis, Tennessee 38114

BOOK 9691 PG 818

PARCEL TAX ID NO.: 104-4-209

State tax	$1,100.00
Register's fee	1.00
Recording fee	12.00
Total	$ 1,113.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of May, 1995.

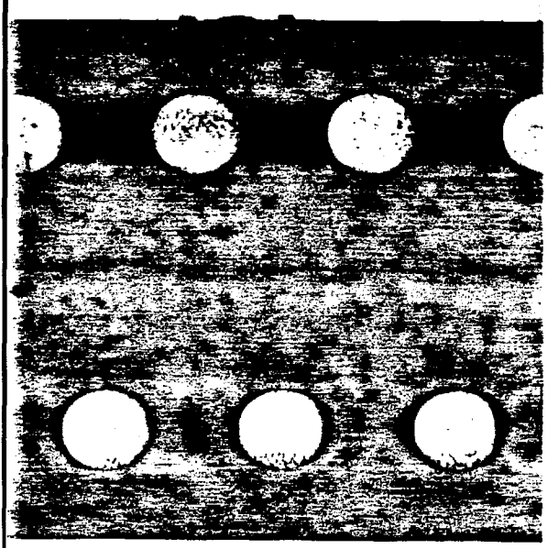
Notary Public

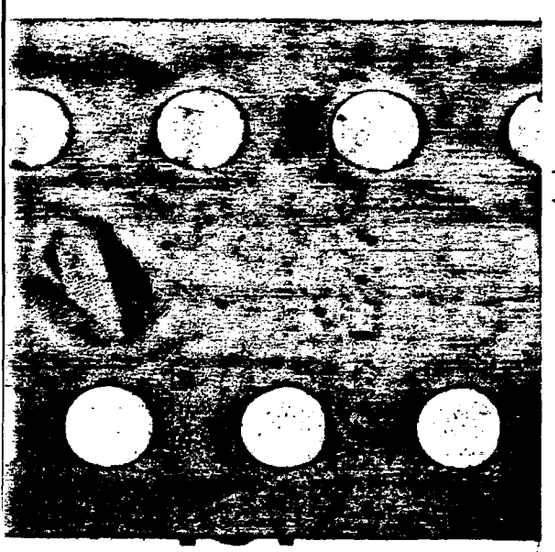
My Commission expires: 6-10-98

T.G. #

USERS\USER2\WD_KIVA.NA

7951 06/05 0101 03CHECK 1127.00





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

RECEIVED OF _____

FOR _____

BOOK 9691 PG 819

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 16.00
TOTAL 1127.00
CHECK 1127.00

06/05/95 01 16:03 0001 7951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067103
IDENTIF. # REFERENCE

95 JUN -5 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917245