BOOK 9726PG530

BOX #19B
G#95-7-6

# WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| ADVANCED RECEIVABLES STRATEGY, INC. (NAME) | "NEW OWNER" (NAME) | MAP 043-09 |
| 101 Cumberland Avenue (ADDRESS) | (ADDRESS) | PARCEL 087 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | FB #11D-57705 |

FOR AND IN 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~~ CUMBERLAND BUILDING PARTNERS, LTD., A LIMITED PARTNERSHIP, composed of Sam N. Young and Steven B. Parker, as General Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADVANCED RECEIVABLES STRATEGY, INC.

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, Tennessee, being Lots Nos. 4, 5, 6, 7, and 8 of Block "D" of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 4 and 5 adjoin and front together 100 feet on the northerly side of Cumberland Avenue and extend back between parallel lines, 165 feet to a dead line.

SAID Lots Nos. 6, 7, and 8 adjoin and front together 150 feet on the northerly side of Cumberland Avenue and extend back between parallel lines, 165 feet to a dead line, measuring 150 feet thereon.

BEING the same property conveyed to Cumberland Building Partners, Ltd., a limited partnership, Sam N. Young and Steven B. Parker, as General Partners, by Deed from Sam N. Young and Lloyd O. Gragg, Jr., of record in Book 6501, Page 969, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ( )
This is improved ( X ) property, known as 101 Cumberland Avenue, Madison, TN 37115
(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 it 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 our hand s this 7th day of July 19 95

CUMBERLAND BUILDING PARTNERS, LTD., A LIMITED PARTNERSHIP
By: Sam N. Young
SAM N. YOUNG, GENERAL PARTNER
By: Steven B. Parker
STEVEN B. PARKER, GENERAL PARTNER

BOOK 9726 PG 531

STATE OF TENNESSEE
COUNTY OF

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 SAM N. YOUNG and STEVEN B. PARKER with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the General Partner and General Partner respectively of the CUMBERLAND BUILDING PARTNERS, LTD., the within named bargainor, a ~~corporation~~ limited partnership, and that they as such General Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said SAM N. YOUNG as such General Partner, and ~~attesting the same~~ by the said STEVEN B. PARKER as such General Partner.

Witness my hand and official seal at office at Brentwood, TN on this the 7th day of July 19 95 .

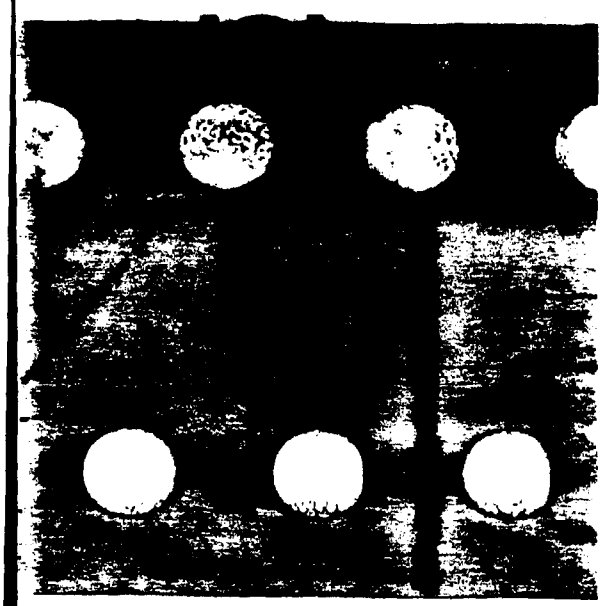
My commission expires September 16, 1995

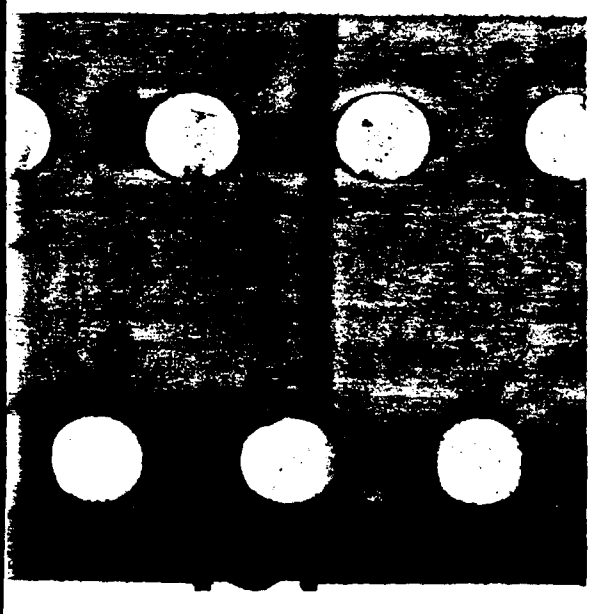
_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN

95 JUL 10 AM 11:44
DAVIDSON COUNTY, TN.

0077639





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9726 PG 532

| | | |
|---|---|---|
| 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
575000.00
CON TX 2127.50
PRFEE 1.00
MTGE 8.00
TOTAL 2136.50
CHECK 2136.50
07/10/95 01 11:48 0001 9508

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0077639
IDENTIFICATION REFERENCE

95 JUL 10 AM 11:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 928639