50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9740 PG 543

ADDRESS NEW OWNER:
Dixon Springs Investment Company
Virginia Avenue and Hutson Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 61-0
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Elmer I. Kent and wife, Helen A. Kent, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dixon Springs Investment Company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESDCRIPTION, WHICH IS ATTACHED TO AND INCORPORATED HEREIN BY REFERENCE.

This is unimproved property known as Virginia Avenue and Hutson Avenue, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on Plan of record in Book 4460, page 13, in said Register's Office, (Applies to Tract II)
3. Deed from Mary A. Butler to Lawrence E. Johnston and wife, of record in Book 2103, page 517, said Register's Office, states that part of Lot 224 is to be used and/or dedicated as a part of Virginia Avenue. (Applies to Tract III)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dixon Springs Investment Company, its heirs and assigns, forever; and we, Elmer I. Kent and wife, Helen A. Kent, do covenant with the said Grantee 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 Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of July, 1995. BOOK 9740 PG 553

Elmer I. Kent

Elmer I. Kent

Helen A. Kent

Helen A. Kent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elmer I. Kent and wife, Helen A. Kent, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, ~~this~~ the 25th day of July, 1995.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 27,000.00.

Pat A. Harrison
AFFIANT

Subscribed and sworn to before me
this 25th day of July, 1995.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

EXHIBIT "A"

BOOK 9740 PG 551

TRACT I:

Land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, the common westerly corner of Lot Nos. 228 and 229 on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee; thence north 13 deg. east with the western boundary line of Lot Nos. 228, 227 and 226, 300 feet to the common corner of Lot Nos. 225 and 226; thence north 55 deg. 50' west with the southern boundary line of a tract of 29.13 acres 616 feet, more or less, to the northeasterly corner of 11 acres conveyed to L. R. Jarrett, Trustee, by deed from W. C. Hagan and wife, of record in Book 1006, page 131, said Register's Office, thence south 26 deg. 15' west with the eastern boundary line of said Jarrett tract of land 275 feet, more or less, to the northwest corner of a 5.5 acre tract of land conveyed to W. H. Hyde by deed from W. C. Hagan and wife, of record in Book 1006, page 192, said Register's Office; thence south 56 deg. east with the northern boundary line of said 5.5 acre tract of land 679 feet to the point of beginning, containing 4-1/2 acres, more or less.

TRACT I being same property conveyed to Elmer I. Kent and wife, Helen A. Kent, by installment deed from Everett Peach and wife, Irene Peach, of record in Book 4517, page 660, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Reserve Parcel on the Plan of Kenmont Apartments, of record in Plat book 4460, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT III:

Land in Davidson County, Tennessee, being the north 10 feet of Lot No. 224 on the Plan of Maplewood Heights, Second Subdivision, of record in Book 547, pages 103 and 104, said Register's Office.

Said part of Lot 224 fronts 10 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.

TRACTS II AND III being part of the same property conveyed to Elmer I. Kent and wife, Helen A. Kent, by deed from Perry F. McMurtry and wife, Joyce B. McMurtry, of record in Book 4469, page 586, said Register's Office.

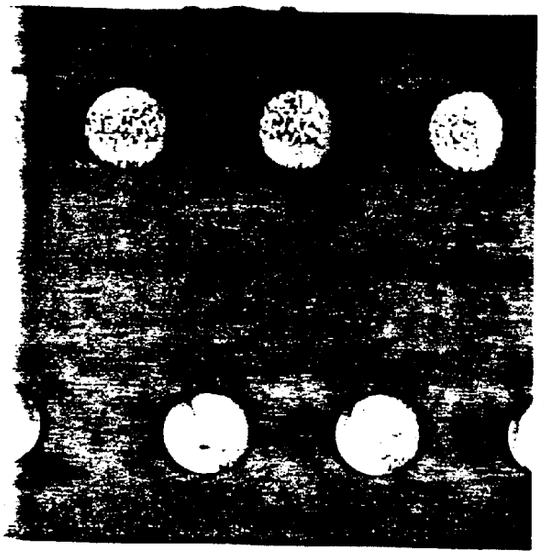
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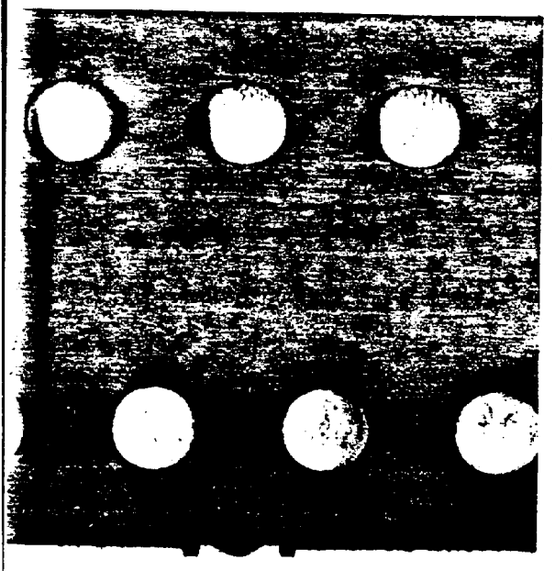
0082356

IDENTIFICATION REFERENCE

95 JUL 26 AM 11:22

REGISTER
DAVIDSON CO. TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9740 PG 552

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 12.00
TOTAL 112.90
CHECK 112.90

07/26/95 01 11:22 0001 4768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082356
IDENTIF. # REFERENCE

95 JUL 26 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933835