BOOK 9915PG373

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel
BAKER, DONELSON, BEARMAN & CALDWELL
511 Union Street, Suite 1700
P.O. Box 190613
Nashville, TN 37219

NEW OWNER	TAX BILLS TO:	MAP/PARCEL
J. Ronald Scott c/o J.C. Bradford & Co. 330 Commerce Street Nashville, TN 37201	Same	93-6-4-9

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Five Thousand ($375,000.00) Dollars cash in hand paid, together with the assumption of existing indebtness in the principal amount of Twenty Five Thousand ($25,000.00) Dollars owed Metropolitan Development and Housing Authority, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edward R. Stolman, ("Grantor" herein), has bargained and sold, and does hereby sell, transfer, convey, and confirm unto J. Ronald Scott, a Tennessee resident ("Grantee" herein), his heirs, successors, and assigns, a certain tract of land in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Tract 2, on the Plan of Stolman Investments, as shown on plat of record in Plat Book 6900, page 575, in the Register's Office of Davidson County, Tennessee; to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to Edward R. Stolman, by Deed of Record in Book 7011, page 313 and Book 7512, page 670, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial property located at 111 4th Avenue, South, Nashville, Davidson County, Tennessee.

The foregoing legal description is based upon the prior recorded deed. The scrivener of this instrument makes no representation as to its accuracy.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtences, hereditaments, estate, title, and interest thereto belonging to said Grantee, his heirs, successors, and assigns, forever. And Grantor does covenant with said Grantee that Grantor

is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. 1996 Taxes, a lien, which are not yet due and payable.

2. Deed of Trust given to Gerald F. Nicely, as Trustee, in Book 7310, page 970, as amended in book 7512, page 689, securing Metropolitan Development and Housing Agency.

3. Matters shown on Plat recorded in Book 6900, page 575.

And Grantor does further covenant and bind his heirs, assigns, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand as of the 29 day of ~~January, 1996.~~ DECEMBER, 1995 EAS

Edward R. Stolman
EDWARD R. STOLMAN
EAS

STATE OF CALIFORNIA)
COUNTY OF _____)

ALL PURPOSE ACKNOWLEDGMENT

Personally appeared before me, Edward R. Stolman, a _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS MY HAND at office in _____, California, this the _____ day of _____, 19___.

SEE ATTACHED CALIFORNIA

_____
NOTARY PUBLIC

My Commission Expires:

_____

96 JAN 11 PM 3:40
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE
01-0102

N JSK180073 V1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT BOOK 9915 PG 375

State of CALIFORNIA

County of SONOMA

On 12-29-95 (Date) before me, PRISCILLA A BURKE, NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared EDWARD R. STOLMAN (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.

OFFICIAL SEAL - 1010569
PRISCILLA A. BURKE
NOTARY PUBLIC - CALIF
COUNTY OF SONOMA
My Comm. Exp. Dec. 2, 1997

WITNESS my hand and official seal.

Priscilla A. Burke
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: GENERAL WARRANTY DEED

Document Date: 12-29-95 Number of Pages: -2-

Signer(s) Other Than Named Above: — NONE —

Capacity(ies) Claimed by Signer(s)

Signer's Name: EDWARD R. STOLMAN

☒ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

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AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $400,000.00.

J. Ronald Scott

AFFIANT

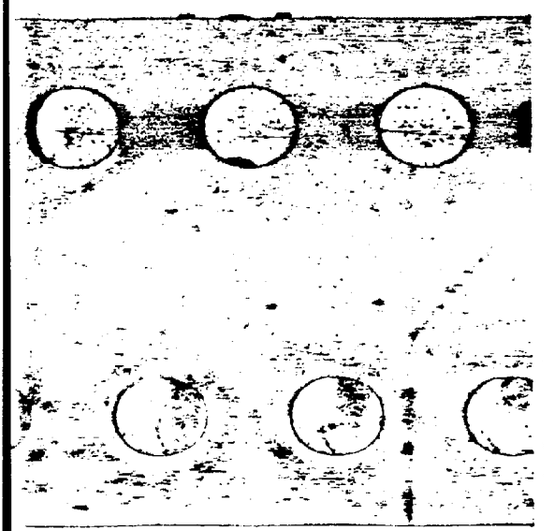
Sworn to and subscribed before me
this the 10th day of January, 1996

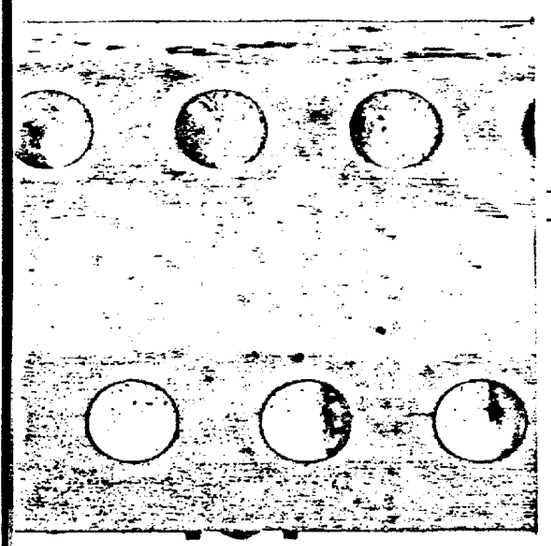
NOTARY PUBLIC
My Commission Expires:
JUNE 28, 1998

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

6954 01/11 0101 03CHECK 1497.00

N JSK180073 V1





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9915 PG 377

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	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	16.00
TOTAL	1497.00
CHECK	1497.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5001 5954

0140102
IDENTIFICATION REFERENCE

95 JAN 11 PM 3:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 995282