BOOK 9969 PG 626

Prepared By:
NEAL & HARWELL
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

5139 98/05 0101 03CHECK 346.00

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Huson Leasing & Development Company 125 Park South Court Nashville, TN 37210	SAME	Map 70-10 Parcel 5

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billy G. Gregory and wife Estelle A. Gregory and Victor E. Gregory, an unmarried man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Huson Leasing & Development Company, a Tennessee partnership, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

> Land in the 13th formerly the 23rd Civil District of Davidson County, Tennessee, and described from a drawing (titled plat of Lewis property) by S. Harvey Gee, dated September 5, 1968, as follows:
>
> Beginning at a point on the southerly margin of West Trinity Lane, now known as Buena Vista Pike, said point being the northwesterly corner of the property conveyed to James L. Lewis, Jr. and wife, Louise M. Lewis, by deed of record in Book 5679, page 349, Register's Office for Davidson County, Tennessee; thence, leaving the margin of said pike in a southeasterly direction of 450 feet, more or less, to a point on the westerly line of the tract conveyed to Phillip Saindon, Trustee, by deed of record in Book 6422, page 343, said Register's Office; thence, in a southerly direction with the said westerly line of the said Saindon tract, 850 feet, more or less, to a point in the center line of the Cumberland River; thence, in a westerly direction, with the said center line, 520 feet, more or less, to a point, located on the southeasterly corner of the tract conveyed to Thomas B. Greene and wife, Icy May Greene, by deed of record in Book 3433, page 337, said Register's Office; thence, leaving said center line in a northerly direction, with the easterly line of the said Greene tract and the easterly line of the tract conveyed to Elmira Johnson, by deed of record in Book 6821, page 463, said Register's Office, a total distance of 932 feet, more or less, to a point on the southerly margin of said Buena Vista Pike; thence, with said southerly margin in a northeasterly direction 360 feet, to the point of beginning.
>
> Being the same property conveyed to Billy G. Gregory and Victor E. Gregory, by deed from James L. Lewis, Jr. and

spouse, Louise M. Lewis, of record in Book 8264, page 310, Register's Office for Davidson County, Tennessee. Estelle A. Gregory, wife of Billy G. Gregory, joins in this conveyance for the sole purpose of transferring any right, title or interest which she may have in the above described property.

This is unimproved property known as 2516 Buena Vista, Nashville, TN 37218.

This description is the same as that used in the last deed prior to this transaction.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

A. The 1996 real property taxes, a lien but not due and owing.

B. A right of way and construction easement of record in Book 8182, Page 143, R.O.D.C.

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

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.

Witness our hands this 5th day of MARCH, 1996.

Billy G Gregory
BILLY G. GREGORY

Estelle A Gregory
ESTELLE A. GREGORY

Victor E Gregory
VICTOR E. GREGORY

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Billy G. Gregory and wife, Estelle A. Gregory, and Victor E. Gregory, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 5th day of March, 1996.

1/20/99
My Commission Expires

Kimberly C. Phillips
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Affiant

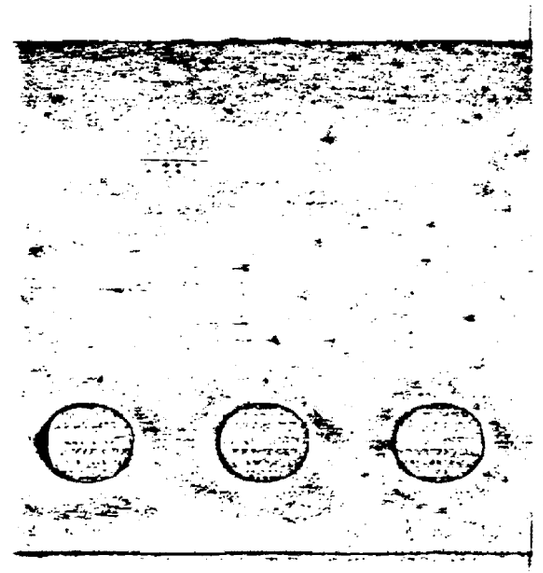
Sworn to and subscribed before me this 5th day of March, 1996.

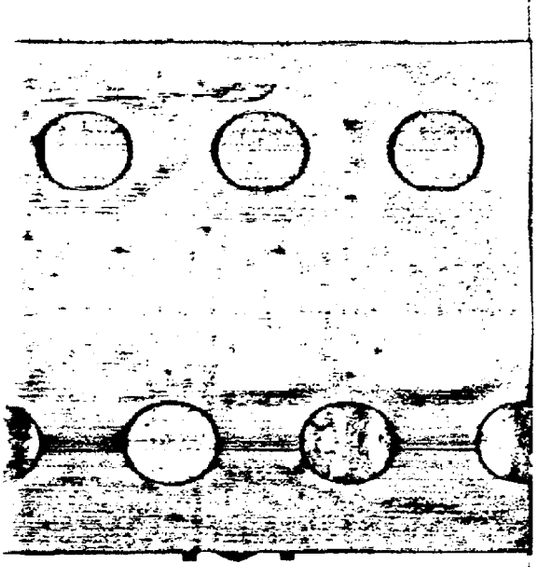
1/20/99
My Commission Expires

Kimberly C. Phillips
Notary Public

0157104
IDENTIF. ↑ REFERENCE

96 MAR -5 PM 4:18
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 629

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
ENTER 346.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/96 01 16:21 0001 5156

0157104
IDENTIF. ↑ REFERENCE

96 MAR -5 PM 4:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013272