14A

BOOK 10064 PAGE 947

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| ESA 0315, Inc.<br>961 East Main Street<br>Spartanburg, SC 29302 | Same | 95-35 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me this 22 day of May, 1996.

Notary Public

My commission expires: My Commission Expires 2-8-2000

0186397
IDENTIF. & REFERENCE

96 MAY 29 PM 3:47
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

**WARRANTY DEED**

6650 05/29 0101 03CHECK 2506.50

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, the undersigned **THE PEOPLES FIRST NATIONAL BANK AND TRUST COMPANY, a national banking association**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ESA 0315, Inc., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of America's Best Inn Subdivision, as of record in Plat Book 7900, page 855, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to The Peoples First National Bank and Trust Company by deed from Stephen C. Baker, Substitute Trustee as of record in Book 8221, page 412, said Register's Office.

This is unimproved property.

This conveyance is subject to:

1. Matters shown on the plan of record in Plat Book 7900, page 855, Register's Office for Davidson County, Tennessee.

2. Matters shown on an ALTA/ASCM Land Title Survey of the property prepared by Cherry Land Surveying dated October 23, 1995, revised November 27, 1995 and March 25, 1996.

3. Taxes for the year 1996 and subsequent years. The property taxes for 1996 have been prorated and are assumed by the Grantee. Taxes for the year 1995 have been paid.

4. Easements for sanitary sewer and/or storm drainage as of

record in Book 4260, page 26, in Book 4754, page 529, and in Book 5219, page 839, said Register's Office.

5. Permanent drainage easement as of record in Book 4992, page 396, said Register's Office.

6. Agreement not to disturb or destroy improvements located on the subject property as contained within instrument of record in Book 9584, page 976, said Register's Office.

7. Slope Easement Agreement as of record in Book 9565, page 232, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out above; and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of May, 1996.

THE PEOPLES FIRST NATIONAL BANK
AND TRUST COMPANY

By: _____
George Shaw, President

COMMONWEALTH OF KENTUCKY
COUNTY OF McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and Commonwealth, the within named George Shaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of The Peoples First National Bank and Trust Company, a national banking association, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

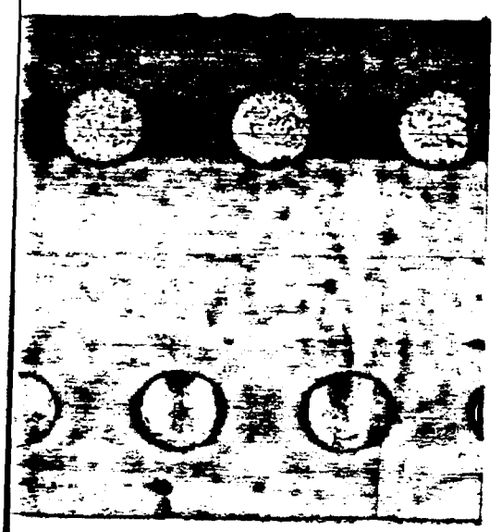
WITNESS my hand and official seal, this 22nd day of May, 1996.

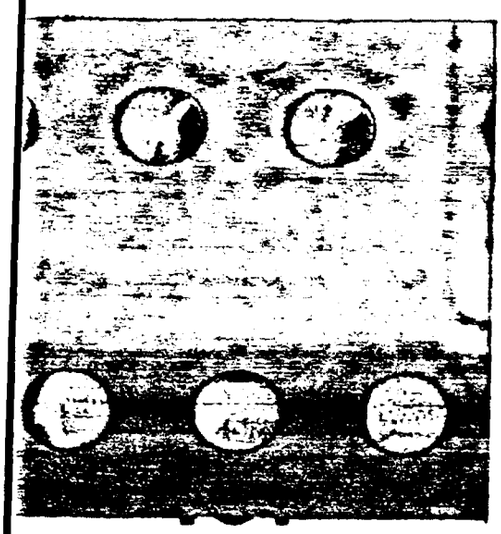
_____
NOTARY PUBLIC

My Commission Expires 2-8-2000

My Commission Expires:_____

ESA.WD





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

RECEIVED OF _____

FOR _____

BOOK 10064 PG 949

| | | |
|---|---|---|
| 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 675000.00
CON TX 2497.50
PRFEE 1.00
MDEED 8.00
TOTAL 2506.50
CHECK 2506.50

05/29/96 01 15:51 0001 6650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186397
IDENTIF. ↑ REFERENCE

96 MAY 29 PM 3:47

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

No. 1044560