BOOK 10209 PG 491

| | | | |
|---|---|---|---|
| **PREPARED BY:** | **Bret L. Block, Esq.**<br>**Fine & Block Attorneys**<br>**2060 Mt. Paran Road**<br>**Suite 106**<br>**Atlanta, GA 30327** | **RETURN TO:** | **Thomas E. Dixon, Esq.**<br>**c/o First American Title**<br>**6576 East Brainerd Road**<br>**Chattanooga, TN 37421** |

**File No.:**

| GRANTEE'S ADDRESS: | SEND TAX BILLS TO: | MAP PARCEL NO: |
|---|---|---|
| c/o Regency Realty Corporation<br>121 West Forsyth Street<br>Suite 200<br>Jacksonville, FL 32202 | c/o Regency Realty Corporation<br>121 West Forsyth Street<br>Suite 200<br>Jacksonville, FL 32202 | 83-5-91<br>83-5-90<br>83-5-89 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten (10) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

**THE TRUSTEES OF THE EASTLAND CHURCH OF CHRIST,**
**an Association of the State of Tennessee,**
**hereinafter referred to as "GRANTOR",**

has bargained and sold, and by these presents does hereby transfer and convey unto

**REGENCY REALTY GROUP, INC., a Florida corporation,**
**hereinafter referred to as "GRANTEE",**

his/her heirs and assigns, all that certain tract of parcel of land described as follows, to wit:

All that tract or parcel of land located in Davidson County, Tennessee, as is more particularly described in Exhibit "A" attached hereto and made a part hereof.

**TAXES FOR THE YEAR 1996 ARE TO BE PRORATED BETWEEN GRANTOR AND GRANTEE HEREIN.**

**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, his/her heirs, successors and assigns forever, and Grantor covenants with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple, is unencumbered unless otherwise herein set out; and Grantor further covenants and bind his/her self, his/her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor herein has set his/her hand on the 27 day of September 1996.

95 OCT -1 AM 11:20

PICK-UP

The Trustees of the Eastland Church of Christ

Jeff Yount, Trustee {SEAL}
Yant

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

0231379

IDENTIFICATION REFERENCE

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

Thomas Cawthon {SEAL}
Thomas Cawthon, Trustee

John Burton {SEAL}
John Burton, Trustee

William Price {SEAL}
William Price, Trustee

Ronnie Webb {SEAL}
Ronnie Webb, Trustee

Billy Hinson {SEAL}
Billy Hinson, Trustee

4985 10/01 0101 03CHECK 1509.00

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **JEFF ~~YOUNT~~** Yount, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **JEFF ~~YOUNT~~** Yount executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September, ~~1~~1996.

My Commission Expires:

November 27, 1999

Notary Public

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **THOMAS CAWTHON**, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **THOMAS CAWTHON** executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September, 1996.

My Commission Expires:

November 27, 1999

Notary Public

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **JOHN BURTON**, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **JOHN BURTON** executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September; 1996.

My Commission Expires:

November 27, 1999

Notary Public

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson } 

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **WILLIAM PRICE**, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **WILLIAM PRICE** executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson : }

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **RONNIE WEBB**, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **RONNIE WEBB** executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson : }

**BEFORE ME**, a Notary Public of the aforesaid State and County, personally appeared **BILLY HINSON**, to me known (or proved by sufficient evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that **BILLY HINSON** executed the same as his free act and deed and for the purposes therein contained.

**WITNESS MY HAND** and Notarial Seal on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

Jeff Yant

Affiant - Jeff ~~Yount~~ Yant

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999.

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

Thomas Cawthon

Affiant - Thomas Cawthon

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson : }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

John Burton

Affiant - John Burton

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

William Price

Affiant - William Price

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

Ronnie Webb

Affiant - Ronnie Webb

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

**********

**STATE OF TENNESSEE:** }

**COUNTY OF** Davidson: }

**I HEREBY SWEAR OR AFFIRM** that the actual consideration of this transfer, or the value of the property transferred, whichever is greater, is **$400,000.00**.

Billy Hinson

Affiant - Billy Hinson

**SUBSCRIBED TO AND SWORN** before me on this the 27 day of September, 1996.

Notary Public

My Commission Expires:

November 27, 1999

EXHIBIT "A"

A tract of land in the Fifth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being the remaining part of Lot No. 4, and all of Lots 5, 6 and 7, on the map of Baxter's Eastwood Place as of record in Book 421, Page 9, in the Register's Office of Davidson County, Tennessee and also being Parcels 89, 90 and 91 on Tax Map 83-5 and being more particularly described together as follows:

Beginning at a P.K. nail set at the intersection of the northerly right-of-way line of West Eastland Avenue and the easterly right-of-way line of Alley No. 1007 and being the southwesterly corner of Lot No. 4 on the above-noted plan; thence,

1. With the easterly right-of-way line of Alley No. 1007 and with the westerly line of Lots 4, 5, 6 and 7, N10°56'00"E, 200.00 feet to a railroad spike set, common corner of Lots 7 and 8; thence,

2. With the common line between Lots 7 and 8, S79°33'06"E, 159.30 feet to an iron pin set on the westerly right-of-way line of Gallatin Pike, U.S. 31-E, State Route #6; thence,

3. With the westerly right-of-way line of Gallatin Pike, S10°43'54"W, 183.00 feet to a P.K. nail set at corner of a tract of land taken for right-of-way by the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument recorded in Book 8657, Page 547, R.O.D.C., Tennessee; thence,

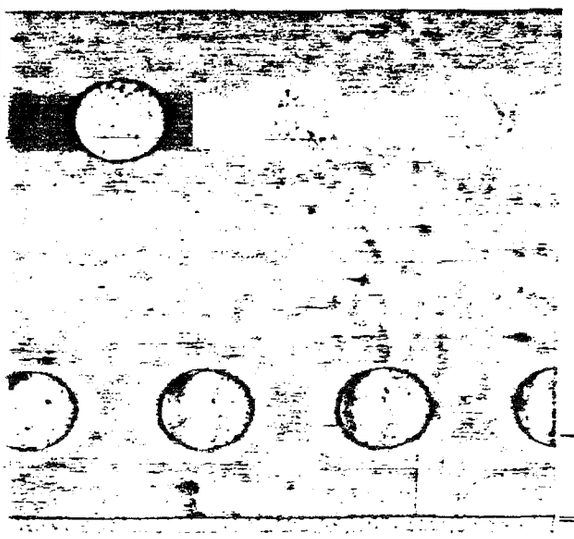
4. With the new right-of-way created as noted above and severing original Lot No. 4, N79°16'06"W, 7.00 feet to a P.K. nail set; thence,

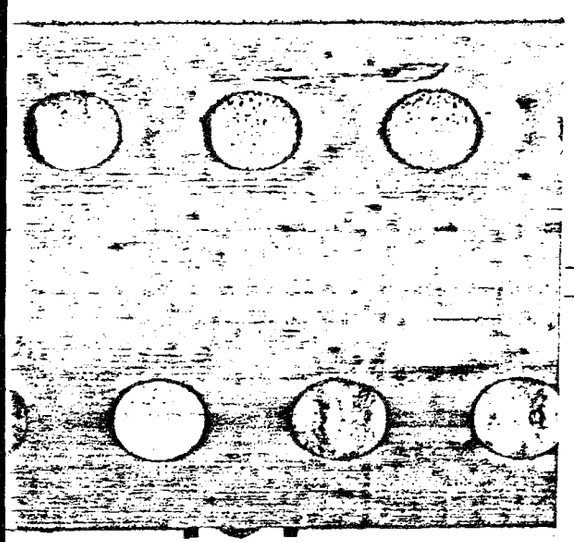
5. Continuing with same, S10°43'54"W, 7.08 feet to a P.K. nail set at the beginning of a curve; thence,

6. With said curve to the right (radius 10.00 feet) southwestwardly a distance of 15.66 feet to a P.K. nail set on the present northerly right-of-way line of West Eastland Avenue and having a chord bearing and distance of S55°35'27"W, 14.106 feet; thence,

7. With the northerly right-of-way line of West Eastland Avenue, N79°33'00"W, 143.05 feet to the point of beginning and containing 31,789 square feet or 0.730 acres.

Being all of the remaining property conveyed to The Trustees of the Eastland Church of Christ by deeds recorded in Book 3768, Page 225, R.O.D.C., Tennessee (being Lot No. 4), in Book 1718, Page 201, R.O.D.C., Tennessee (being Lots 5 and 6), and in Book 3768, Page 225, R.O.D.C., Tennessee (being Lot No. 7).





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 10209 PG 498

| | | |
|---|---|---|
| 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 | 28.00 |
| | | | TOTAL | 1509.00 |
| | | | CHECK | 1509.00 |
| 10/01/96 | 01 | | 11:23 0001 | 4985 |

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

0231379
IDENTIF. # REFERENCE

96 OCT -1 AM 11:20

DAVIDSON CO. REGISTER

Nº 1072075

No. [redacted]