41

BOOK 10638 PG 214

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| 4400 Michigan, LLC<br>4400 Michigan Avenue<br>Nashville, TN 37209 | Same | 91-8-190, 91-8-194, 91-8-196, 91-8-197<br>91-8-198, 91-8-199, 91-8-200, 91-8-201<br>91-8-202, 91-8-215, 91-8-216, 91-8-217<br>91-8-218, 91-8-220, 91-8-221 |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW)<br>P.O. Box 198062, Nashville, Tennessee 37219 | | |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Wade Travis, Jeanette Travis and Paul Moran, Thomas K. Baker and Nancy Travis, Co-Executors of the Estate of Hilliard Travis ("Grantors") have bargained and sold, and hereby transfer and convey to 4400 Michigan LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Book 5060, page 165, Davidson County Registers' Office.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $375,300.00.

Affiant

Subscribed and sworn to before me this 2nd day of OCTOBER, 1997.

Notary Public
My Commission Expires: LARGE 2-19

0441951.01
096723-001 09/30/97

3. Easement for sewer granted to the City of Nashville by grant from Robert A. Green and wife, of record in Book 2240, page 256, said Register's Office.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

This is improved property, located in Nashville, Davidson County, Tennessee.

Executed this 2nd day of October, 1997.

**WADE TRAVIS**

**JEANETTE TRAVIS**

**ESTATE OF HILLIARD TRAVIS**

By: _____
Paul Moran, Co-Executor

By: _____
Thomas K. Baker, Co-Executor

By: _____
Nancy Travis, Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Barbara Timmins the undersigned, a Notary Public in and for said County and State, the within named Wade Travis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Barbara Timmins the undersigned, a Notary Public in and for said County and State, the within named Jeannette Travis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 1997.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE )
COUNTY DAVIDSON )

Before me, Barbara Timmins the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Paul Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Co-Executor of the Estate of Hilliard Travis, and that he as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate as Co-Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 1997.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE )
COUNTY DAVIDSON )

Before me, Barbara Kimmins the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas K. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Co-Executor of the Estate of Hilliard Travis, and that he as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate as Co-Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of October, 1997.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 4-1-99

STATE OF TENNESSEE )
COUNTY DAVIDSON )

Before me, Barbara Kimmins the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nancy Travis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Co-Executor of the Estate of Hilliard Travis, and that she as such Co-Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate as Co-Executor.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of October, 1997.

Barbara Kimmins
NOTARY PUBLIC
My Commission Expires: 4-1-99

0356669

IDENTIFICATION REFERENCE

97 OCT -7 PM 12:41

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0441951.01
096723-001 09/30/97

**EXHIBIT "A"**

Certain tracts of land in Davidson County, Tennessee, being more particularly described as follows:

**TRACT NO. 1**: Being Lots Nos. 1, 2, and 3 of the Plan of Thomas D. Woodard's resubdivision of the Lockhart property in the 12th, formerly 25th Ward of the City of Nashville, not of record, described according to the survey made by Watkins & Murray, Surveyors, September 5, 1946.

Said Lots Nos. 1, 2, and 3 of said resubdivision adjoin and front together 150.18 feet on the westerly side of 44th Avenue, North and run back between lines measuring 116.2 feet on the southerly line of Lot No. 1 as measured along the northerly margin of Michigan Avenue and 95.8 feet on the northerly line of Lot No. 3 as measured along the southerly margin of a 15-foot alley to the rear line, on which they measure 155 feet.

**TRACT NO. 2:** Being Lot No. 4 on the Map of the Subdivision of the Lockhart property, not of record, described according to a survey made by Watkins and Murray, Surveyors, September 5, 1946, as follows:

Beginning on the northerly margin of Michigan Avenue, at a point 116.2 feet west of the westerly margin of 44th Avenue North, being the southwest corner of Lot No. 3, thence with the westerly line of Lots Nos. 3, 2, and 1, northwardly 155 feet to the southerly margin of an alley, being 95.8 feet west of the westerly margin of 44th Avenue North; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 155 feet to the northerly margin of Michigan Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

**TRACT NO. 3:** Being Lot No. 5 on the Map of the Sub-division of a tract in the 12th formerly 25th Ward of the City of Nashville, not of record, known as the Lockhart property, and shown on unrecorded copy of a survey made for Thomas D. Woodard by Watkins and Murray, Surveyors, on September 5th, 1946, as follows:

Beginning at a point in the north margin of Michigan Avenue at the corner of Lots 4 & 5, being 166.2 feet west of the westerly margin of 44th Avenue North; thence northerly 155 feet to the southerly margin of an alley, said point being 145.8 feet west of the westerly margin of 44th Avenue North; thence with the margin of said alley westerly 50 feet to a point at the corner of Lots 5 and 6; thence with the line between said lots, southerly 155 feet to the northerly margin of Michigan Avenue; thence with the margin of the same, easterly 50 feet to the beginning.

**TRACT NO. 4**: Being Lots Nos. 6, 7, 8, 11, 12 and 13 on the plan of Thomas D. Woodard's Resubdivision of the Lockhart property, in the 12th, formerly the 25th, Ward of the City of Nashville, not of record, described according to a survey made by Watkins & Murray, surveyors, September 1946, as follows:

Said lots Nos. 6, 7, 8, 11, 12 and 13 front 50 feet each on the northerly side of Michigan Avenue and run back between parallel lines 155 feet to an alley in the rear on which they measure 50 feet each. The southeasterly corner of said Lot No. 6 being 216.2 feet west of the westerly margin of 44th Avenue, North, as measured along the northerly margin of Michigan Avenue, the northeasterly corner of said Lot No. 6 being 195.8 feet west of the westerly margin of 44th Avenue, North, as measured along a 15 foot alley.

**TRACT NO. 5:** Being Lot No. 9 on the Map of a Resubdivision by Thomas D. Woodard, not of record, of Lots Nos. 1 to 14 both inclusive of an unrecorded subdivision in the 25th Ward of the City of Nashville, known as the Lockhart property, and described according to a copy of a survey thereof made September 5, 1946, by Watkins & Murray, Surveyors, as follows:

Beginning at a point in the northerly margin of Michigan Avenue, at the corner of Lots Nos. 8 and 9, 366.2 feet west of the westerly margin of 44th Avenue North; thence with the line between said lots, northerly 155 feet to a point in the south margin of an alley, said point being 345.8 feet west of the westerly margin of 44th Avenue North; thence with the margin of said alley, westerly 50 feet to a point at the corner of lots Nos. 9 and 10; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

**TRACT NO. 6:** Being Lot No. 10 of the Thomas D. Woodard Subdivision of the Lockhart Property, not of record, as shown on Map made by Watkins & Murray, Surveyor, September 5, 1946.

According to said survey said Lot No. 10 fronts 50 feet on the northerly side of Michigan Avenue and runs back between parallel lines 155 feet to an alley.

**TRACT NO. 7**: Being Lot No. 14 on an unrecorded Map prepared by Watkins and Murray, Surveyors, of the property of Thomas D. Woodard, made September 5, 1946, being a re-subdivision of Lots Nos. 1 to 14, inclusive, on the Map of the subdivision of a Tract of land in the 12th, formerly 25th, Ward of the City of Nashville, not of record, known as the Lockhart Property, described as follows:

Beginning at a point in the north margin of Michigan Avenue 616.2 feet west of the westerly margin of 44th Avenue, North, at the corner of Lots Nos. 13 and 14; thence with the line between said two lots northerly 156 feet to the south line of an alley, said point being 595.8 feet west of the westerly margin of 44th Avenue, North; thence with the margin of said alley westerly 50 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of the same easterly 50 feet to the beginning.

**TRACT NO. 8:** Being Lots Nos. 2 and 3 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 2 and 3 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

**TRACT NO. 9:** Being Lots Nos. 4 and 5 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots 4 and 5 adjoin and front together 50 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

**TRACT NO. 10:** Being Lots Nos. 6, 7, 8, and 9 of Block 3 on the Plan of the East Extension of Plan No. 1, West Nashville, of record in Plan Book 421, page 1, Register's Office for said County.

Said Lots Nos. 6, 7, 8, and 9 adjoin and front together 100 feet on the southerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley in the rear.

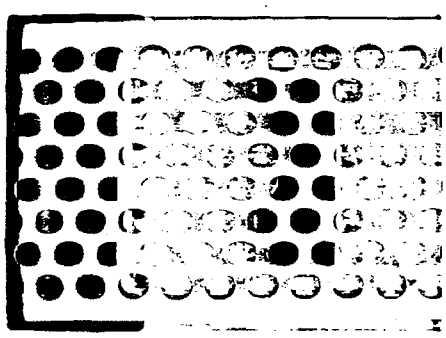
**TRACT NO. 11:** Being Lots Nos. 12 and 13 of Block 3 on the Map of the East Extension of Plan No. 1, West Nashville, as of record in Book 421, page 1, Register's Office for said County. Said lots adjoin and front together 60 feet on the south side of Michigan Avenue and run back between parallel lines, lot No. 13 running back along the west margin of 45th Avenue North, 150 feet to an alley.

**TRACT NO. 12:** Being Lots Nos. 1, 2, 3, 6, 7, 8, in Block 4 in north extension of Plan No. 1, of record in Book 421, page 1, Register's Office for said County.

Said Lots front twenty-five feet each on the southerly side of Michigan Avenue, excepting Lot No. 1, which fronts thirty-one feet and Lot No. 6, which fronts twenty-four feet. All extend back southwardly between parallel lines along the easterly margin of Fourth Street, now Forty-Fifth Avenue North, 150 feet to an alley.

Tracts No. 1 through 12 being part of the same property conveyed to Leon Travis, a thirty-three and one third percent interest, to Hilliard Travis, a thirty-three and one third percent interest, to Wade Travis, a thirty-three and one third percent interest, as tenants in common, by quitclaim deed from Travis Brothers, Inc., a Tennessee Corporation, of record in Book 4965, page 106, said Register's Office. The said Leon Travis having since died leaving a Last Will and Testament of record in Will Book 183, page 743, Probate Clerk's Office for said County. The said Hilliard Travis having since died leaving a Last Will and Testament of record in Will Book 216, page 223, Probate Clerk's Office for said County.

7359 10/07 0101 03CHECK 1417.62



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

RECEIVED OF _____

FOR _____

BOOK 10638 PG 221

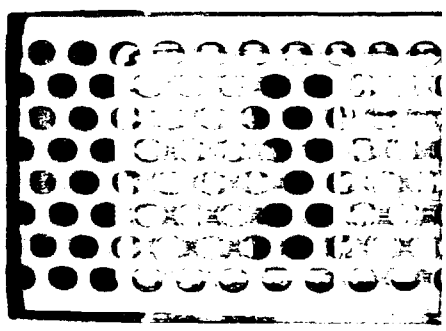
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
375300.00
CON TX 1388.61
PRFEE 1.00
WDEED 28.00
TOTAL 1417.61
CHECK 1417.61

10/07/97 01 12:41 0001 7359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0356669
IDENTIF. # REFERENCE

97 OCT -7 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1206695