0358913

IDENTIF. + REFERENCE Box 9-A

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

97 OCT 14 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10645 PG 632

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Forest Green Associates<br>1230 Otter Creek Road<br>Nashville, TN 37215 | Same | 0145-10-0-053.00 |

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LETHA B, ROWLEY, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FOREST GREEN ASSOCIATES, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

A certain tract of land situated at 1230 Otter Creek Road in the City of Forrest Hills in the Second Civil District of the Metropolitan Government of Nashville and Davidson County, and designated as Tract 5-a on the plat surveyed by Paul Fruzzetti, recorded in Book 4060, page 165, and corrected by the Surveyor's Deed of Correction recorded in Book 4332, page 581, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and more particularly described as follows:

Beginning at a point in the centerline of Otter Creek Road, the same being 1053 feet (plus or minus) westerly of the Granny White Pike centerline; thence N 11 deg. 30' E 683.33 feet to a monument; thence N 82 deg. 30' W 249.00 feet to a monument, said monuments being 4 x 4 treated cedar posts; thence S 11 deg. 30' W 387.45 feet to an iron pin; thence S 85 deg. 15' E 98.20 feet to an iron pin; thence S 11 deg. 30' W 260.00 feet to a point in the centerline of Otter Creek Road; thence along said centerline S 85 deg. 15' E 50.00 feet to the point of beginning. Above described tract containing 2.85 acres more or less.

Being the same property conveyed to Letha B. Rowley by deed from Homer B. Anderson and wife, Edna B. Anderson, of record in Book 4540, page 626, Register's Office for Davidson County, Tennessee.

Included in this conveyance is the right of use of the driveway easement over Lot No. 5-b, as shown on the plat of record in Book 4060, page 165, said Register's Office.

This conveyance is subject to an easement for ingress and egress referenced in the deed of record in Book 4540, page 626, and more particularly described in Book 4540, page 632, said Register's Office.

This is improved property known as 1230 Otter Creek Road, Nashville, Tennessee 37215.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with 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 as otherwise set out herein; Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 14th day of October, 1997.

Letha B. Rowley

LETHA B. ROWLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Letha B. Rowley, the within named bargainor, 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 the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of October, 1997.

NOTARY PUBLIC

My Commission Expires: 11-23-97.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

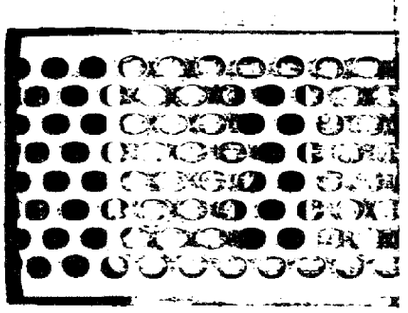
The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 1997.

Notary Public

My Commission Expires: 11-23-97.



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10645 PG 635

| | | |
|---|---|---|
| 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 |

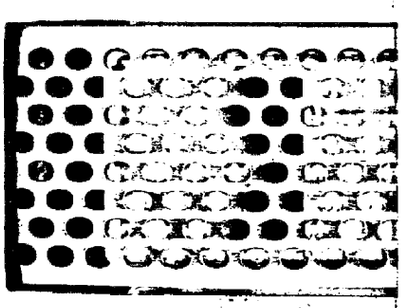
| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 227500.00 |
| | | | CON TX | 841.75 |
| | | | PRFEE | 1.00 |
| | | | MREEP | 12.00 |
| | | | TOTAL | 854.75 |
| | | | CHECK | 854.75 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/97 01 15:47 0001 9766

0358913
IDENTIF. ▲ REFERENCE

97 OCT 14 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1209072