BOOK 10669 PG 231

Box 52

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~WILLIAMSON~~ Los Angeles
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 21ST DAY OF October 19 97

Virginia A. Lescano
Notary Public

MY COMMISSION EXPIRES: NOV. 11, 2000
(AFFIX SEAL)

VIRGINIA A. LESCANO
Commission # 1116625
Notary Public — California
Los Angeles County
My Comm. Expires Nov 11, 2000

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Repas Holdings, LLC (NAME) | Repas Holdings, LLC (NAME) | MAP 104-8 |
| 1503 16th Avenue South (ADDRESS) | 1503 16th Avenue South (ADDRESS) | PARCEL 330 |
| Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | Nashville TN 37212 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, L & R Investment Company, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Repas Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Part of Lot No. 47 of the Plan of O. B. Hayes Large Lots, called Rokeby, as of record in Book 21, Page 87, said Register's Office and being the northerly 60 feet and 8 inches of a lot marked 110 feet 8 inches on the map of Lewis Baxter Trustee's Subdivision of the easterly part of Lot No. 47 and another lot in said Rokeby plan, as of record in Book 332, Page 114, in said Register's Office and more particularly described as follows:

BEGINNING on the westerly margin of 16th Avenue, S., formerly Belmont Ave., at a point 50 feet north of the northeast corner of a lot marked on said plan of said subdivision 60 feet 8 inches; thence with the westerly margin of said Avenue northwardly 60 feet 8 inches to the southeast corner of another lot on said plan marked 110 feet 8 inches thence with the southerly line of said last mentioned lot westwardly 152 1/4 feet to the easterly margin of an alley. Thence with the said alley southwardly 60 feet 8 inches to a point 50 feet north of the northwest corner of said lot marked 60 feet 8 inches; thence parallel with the northerly line of said lot marked 60 feet 8 inches eastwardly 152 1/4 feet to the beginning.

Being the same property conveyed to L & R Investment Company, a joint venture composed of Randy Bruce Traywick and Mary Elizabeth Hatcher by deed from

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1503 16th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 21ST day of October 19 97

L & R Investment Company, LLC
By: Mary Elizabeth Traywick
The Marrowbone Trust, By
Mary Elizabeth Traywick, Trustee

L & R Investment Company, LLC
By: Randy Bruce Traywick
The Sandy Creek Trust, By
Randy Bruce Traywick, Trustee

LEGAL DESCRIPTION CONTINUATION

The First Group, a joint venture composed of Martha M. Sharp, Nicholas D. Hunter, Margie M. Hunter and William Lee Davidson Marion (by and through his attorney-in-fact, Martha M. Sharp) of record in Book 7665, page 908, Register's Office for Davidson County, Tennessee. By Articles of Conversion of L & R Investment Company, a joint venture to L & R Investments, LLC., L & R Investment Company is now known as L & R Investments, LLC.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Elizabeth Traywick, Trustee, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Marrowbone Trust a member of L & R Investment Company, LLC, the Maker or a constituent of the Maker, and is authorized by the Maker to execute this instrument on behalf of the Makers for the purposes therein contained.

Witness my hand and official seal at office this 21ST day of October, 1997.

My Commision Expires:
Nov 11, 2000

Virginia A Lescano
Notary Public

VIRGINIA A. LESCANO
Commission # 1116625
Notary Public — California
Los Angeles County
My Comm. Expires Nov 11, 2000

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Bruce Traywick, Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Sandy Creek Trust, a member of L & R Investment Company, LLC, the Maker or a constituent of the Maker, and is authorized by the Maker to execute this instrument on behalf of the Makers for the purposes therein contained.

Witness my hand and official seal at office this 21ST day of October, 1997.

My Commission Expires:
Nov 11, 2000

Virginia A Lescano
Notary Public

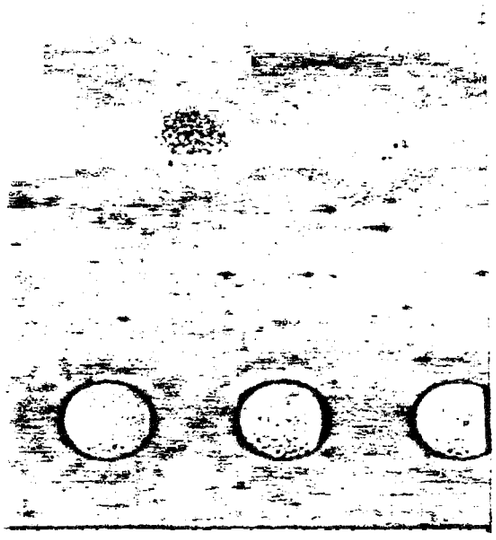
VIRGINIA A. LESCANO
Commission # 1116625
Notary Public — California
Los Angeles County
My Comm. Expires Nov 11, 2000

7044 11/04 0101 03CHECK 841-50

97 NOV -4 AM 8:48
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03656911



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

RECEIVED OF _____

FOR _____

BOOK 10669 PG 233

| | | |
|---|---|---|
| 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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

11/04/97 01 08:52 0001 7044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0365691
IDENTIFICATION REFERENCE

97 NOV -4 AM 8:48

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

No. 1216252