BOOK 10977 PAGE 201

PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

TINNELL FAMILY LIMITED PARTNERSHIP
615 Murfreesboro Road
Nashville, Tennessee 37210

Send Tax Bills To:

Same

Mortgagee:

FIRST UNION NATIONAL BANK OF TENNESSEE
First Union Tower, 150 4th Avenue North
Nashville, Tennessee 37219

Map & Parcel No.:

106-6-47.1
106-6-47

98 JUN 15 PM 1:04
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE 0450775

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by TINNELL FAMILY LIMITED PARTNERSHIP, and other good and valuable considerations including the assumption by the said TINNELL FAMILY LIMITED PARTNERSHIP of the balance owing under the terms of a deed of trust executed by H. C. TINNELL, an unmarried person, to TRSTE II, INC., Trustee, dated November 20, 1996, of record in Book 10266, Page 433, Register's Office for Davidson County, Tennessee, to secure the payment of a certain promissory note dated November 19, 1996 in the original principal amount of $400,00.00 and payable with interest as therein specified, H. C. TINNELL, an unmarried person, has this day bargained and sold, and does hereby transfer and convey unto TINNELL FAMILY LIMITED PARTNERSHIP, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Subdivision of the Rock City Realty Co., Inc. Property of record in Book 9700, page 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a part of the property conveyed by Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., as tenants in common, and as former partners doing business under the partnership name of Rock City Amusement Company, to Rock City Realty Co., Inc. by Warranty Deed of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee. Rock City Realty Co., Inc., a Tennessee corporation, merged into Rock City Amusement co., Inc., a Tennessee corporation, by instrument of record in Book 8649, page 543, and an amendment and change of names to Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10257, page 117, Register's Office for Davidson County, Tennessee.

Together with an easement for pedestrian ingress and egress over and across such portion of the southeast corner of Lot 1 of the aforesaid plat as is reasonably necessary to allow pedestrian access over Lot 2 by means of the steps located adjacent to the retaining wall along the southern boundary of Lot 2. By acceptance of this deed, Grantee, its successors and assigns, agree to indemnify and hold harmless the owner of Lot 1, its tenants, successors and assigns, against any claims of liability by third parties occasioned by virtue of the use of said easement.

Being the same property conveyed to H. C. TINNELL by deed from Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10266, page 429, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. **Ad Valorem taxes for the year 1996 and subsequent years.**
2. **Easement of record in Book 3764, page 285, said Register's Office.**
3. **Easement of record in Book 3762, page 369, said Register's Office.**
4. **All matters as shown in the plan of record in Book 9700, page 286, said Register's Office.**

This is improved property known as 615 Murfreesboro Pike, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, and assigns, against the lawful claims of all persons.

Whenever 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 30th day of December, 1996.

H. C. TINNELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, **GREG B. TINNELL**, a Notary Public in and for the State and County aforesaid, personally appeared the within named **H. C. TINNELL**, 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, Davidson County, Tennessee, this 30th day of December, 1996.

My Commission Expires:

January 20, 1999

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for ~~this transfer~~ is $ 480,000.

AFFIANT

Subscribed and sworn to before me this 30 day of December, 1996.

My Commission Expires:

Jan 20 1999

NOTARY PUBLIC AT LARGE

1009 08/15 01:01 03CHECK 1785.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10977 PG 203

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 480000.00
CON TX 1776.00
PRFEE 1.00
MDEED 8.00
TOTAL 1785.00
CHECK 1785.00

06/15/98 01 13:03 0001 1009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0450775
IDENTIF. # REFERENCE

98 JUN 15 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1366973