This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

| Address New Owner: | Send Tax Bills To: | Map/Parcel No. |
|---|---|---|
| Ollie Ozden<br>6320 Charlotte Pike<br>Nashville, TN 37209 | Same | 103/1-11.01 |

BOOK 11114 PAGE 193

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, T. C. SUMMERS, INC., a Tennessee corporation, ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto OLLIE OZDEN ("GRANTEE"), his successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"), said real estate described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of a Resubdivision of Charlotte Park Commercial Area Sections 1, 3 and 4, as shown on plat of record in Plat Book 8250, page 809, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a part of the property conveyed to Consolidated Developments, Inc., a Tennessee corporation, by deed of record in Book 2453, page 128, Consolidated Developments, Inc., having changed its name to T. C. Summers, Inc., by Amendment to Charter of record in Book 7090, page 875, Register's Office for Davidson County Tennessee.

This is improved property located at Charlotte Park Commercial Area, Lot 1, Sections 1, 3, and 4, 6320 Charlotte Pike, Nashville, Tennessee 37209.

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

1. 1998 Taxes, a lien, which are not yet due and payable and which will be paid by GRANTEE. 1292 09/16 0101 03CHECK 2272-44

2. Agreement with City of Nashville, recorded in Book 2593, page 566.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 3672, page 478 and Book 4014, page 652.

4. Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company, recorded in Book 5837, page 640.

5. Agreed Order of Possession recorded in Book 8777, page 420 and Book 8789, page 923, granting easements to Metropolitan Government of Nashville and Davidson County.

6. All matters shown on Plat recorded in Plat Book 8250, page 809.

Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

PICK-UP

98 SEP 16 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0488324

c:\61\wpdocs\summers.tc\warrdee2.gen\091598

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever.

GRANTOR further covenants and binds itself, its successors, representatives and assigns to warrant and forever defend the title to the Property to GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15TH day of September, 1998.

T. C. SUMMERS, INC.

By: T C Summers

Title: Pres.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett a Notary Public in and for the said County and State, personally appeared T. C. Summers, Sr., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of T. C. SUMMERS, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 15TH day of September, 1998.

Joe Vaulx Crockett

Notary Public

My Commission Expires:

1/27/01

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $611,200.00.

G. Ellie Ogden

Affiant

Subscribed and sworn to before me, this the 15TH day of September, 1998.

Joe Vaulx Crockett

Notary Public

My Commission Expires: 1/27/01

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

RECEIVED OF _____

FOR _____ BOOK 11114 PAGE 195

| | | |
|---|---|---|
| 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 | |
| | | | | 611200.00 |
| | | | CON TX | 2261.44 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 2272.44 |
| | | | CHECK | 2272.44 |
| 09/16/98 | 01 | | 09:26 0001 | 1292 |

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

0488324
IDENTIFICATION REFERENCE

98 SEP 16 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1346673