WARRANTY DEED

BOOK 11274 PAGE 378

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 1998.

Notary Public

My Commission Expires 5-16-99

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wills-Brooks Investments, L.P	Wills-Brooks Investments, L.P.	**105-16-285**
(NAME) **2110 Carson Street**	(NAME) 218 Kensington Park	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, **D. Wayne Turner and wife Linda Turner**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wills-Brooks Investments, L.P**, 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:

A tract of land lying in the 6th Civil District of Davidson County, Tennessee, being a portion of Lot # 1, on the Plan of South Highland Subdivision, as of record in Book 421, Page 106, Register's Office for said County.

Beginning at a point in the northerly margin of Carson Street, said point further described as being the southwest corner of the J. A. Baker Property, as of record in Book 2604, Page 129, Register's Office Davidson County, Tennessee; thence along said northerly margin, north 51 deg. 52' 39'' west a distance of 119.89 feet to a point; thence leaving said margin north 38 deg. 07' 21'' east a distance of 123.11 feet to a point; thence south 69 deg. 11' 50'' east a distance of 95.45 feet to a point; thence south 84 deg. 11' 43'' east a distance of 78.00 feet to a point in the westerly line of the J. A. Baker Property; thence along said westerly line south 49 deg. 00' 23'' west 196.77 feet to the point of beginning.

Being the same property conveyed to D. Wayne Turner and wife Linda Turner by deed of record in Book 6331, Page 622, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **2110 Carson Street, Nashville, TN 37211**
(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.

0530884
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 2:53
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

6532 12/30 0101 03CHECK 1030.72

Witness **my/our hand(s)** this **29th day of December, 1998**.

D. Wayne Turner

Linda Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

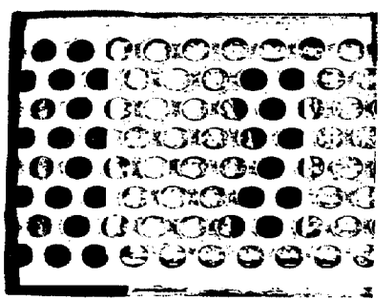
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named D.Wayne Turner and wife, Linda Turnerthe bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1998.

Notary Public

Commission expires:

10-9-99



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11274 PAGE 380

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

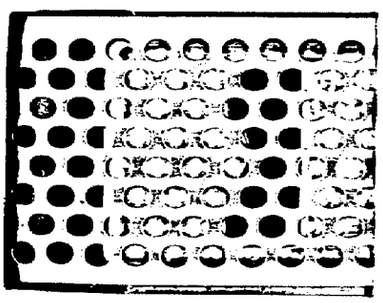
DAMT	275600.00
CON TX	1019.72
PRFEE	1.00
MTGTX	8.00
CFEE	2.00
TOTAL	1030.72
CHECK	1030.72

12/30/98 01 14:50 0001 6532

0530884
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 2:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403842