Box 61
T-7638
BOOK 11443 PG. 136

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.** |
|---|---|---|
| Regency Realty Group, Inc.<br>121 West Forsyth Street, Ste. 200<br>Jacksonville, FL 32202 | Same | 161/84.01<br>(Partial) |

## 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, HARRIS H. WILLIAMS and wife, REBECCA W. WILLIAMS ("GRANTORSS") have bargained and sold, and by these presents do transfer and convey unto REGENCY REALTY GROUP, INC., a Florida corporation ("GRANTEE"), its successors and assigns, certain real estate in Brentwood, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS 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").

This is improved property located on Old Hickory Boulevard, Brentwood, Tennessee 37027.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit B, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTORS make no warranty as to the amount of acreage contained in the Property.

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

GRANTORS further covenant and bind themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit B).

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS our hands this 20th day of April, 1999.

BOOK 11443 PG. 137

HARRIS H. WILLIAMS

REBECCA W. WILLIAMS

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 HARRIS H. WILLIAMS and REBECCA W. WILLIAMS, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20TH day of April, 1999.

Notary Public

My Commission Expires: 11-24-2001

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 352,160.00

Affiant

Subscribed and sworn to before me, this the 20TH day of April, 1999.

Notary Public

My Commission Expires:

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**PROPERTY DESCRIPTION**



Tract I:

A tract of land lying and being in the 6th Civil District of said County and described according to an unrecorded map made by Erle Drake, County Surveyor, July 21, 1927, as follows:

Beginning in the center of Old Hickory Blvd. and in the north boundary line of Carroll Turrentines' land 566 feet eastwardly along the right of way of said road from the center of Edmondson Pike; running thence south 3-1/4° west 200 feet more or less to a stake; thence south 86-3/4° east 217.8 feet more or less to a stake; thence north 3-1/4° east 200 feet more or less to a point in the center of said road; thence along the center of said road north 86-3/4° west 217.8 feet more or less to the point of beginning and containing one acre more or less.

Being the same property conveyed to GRANTORS by deed of record in Book 4999, page 561, Register's Office for Davidson County, Tennessee.

Included in the land described above, but excluded from the Property conveyed hereby, is that property conveyed to the State of Tennessee by deed of record in Book 7875, page 747, said Register's Office, including land described as follows:

Beginning at the point of intersection of the existing south margin of SR 254 (Old Hickory Blvd.) and the east boundary of the Jerry M. Turrentine, etux property; thence with said south margin eastwardly 220 feet more or less to a point in the existing west boundary of the Carl J.A. Wright, etux property; thence with said west boundary south 07 degrees 22 minutes 37 seconds west 11.58 feet; thence with a curve left having a radius of 11,417.15 feet westwardly 222.78 feet to a point in Turrentine's east boundary; thence with said east boundary north 08 degrees 20 minutes 24 seconds east 18.58 feet to the point of beginning containing 3,272 square feet and being part of the same property conveyed by Phillip Saindon and Norman Wofford Co-Executors under the Will of Enda Mai Wofford Turrentine to Harris H. Williams and wife, Rebecca W. Williams as of record in Book 4999, page 561, Register's Office for Davidson County, Tennessee.

Tract II:

Being a 0.54, more or less, acre tract of land in the 31st Councilmanic District and being a portion of the Turrentine Property as of record in Book 542, page 382, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northwesterly corner of Lot #52 of The Highlands Subdivision as of record in Book 4715, page 15, Register's Office Davidson County, Tennessee; thence with the westerly line of the said Lot #52 and an unrecorded portion of The Highlands Subdivision south 4° 28' 20" east

173.18 feet to a point; thence south 88° 24' west 122.31 feet to an existing iron pin; thence north 4° 13' west 217.3 feet to an existing pin; thence north 86° 14' east 49.17 feet to a point in the westerly property line of Carol Turrentine, deceased, as of record in Book 4696, page 61, Register's Office Davidson County, Tennessee; thence with the said Carol Turrentine westerly line south 2° 01' 21" west 41.45 feet to a corner post in the southwesterly corner of the Carol Turrentine property; thence with Carol Turrentine's southerly property line south 88° 09' 43" east 77.19 feet to the point of beginning, containing 0.54 more or less acres.

Being the same property conveyed to GRANTORS by deed of record in Book 5004, page 641, Register's Office for Davidson County, Tennessee.

**EXHIBIT A**

BOOK 11443 PG. 140

EXCEPTIONS TO TITLE

1. Property taxes for the current year which have been prorated and will be paid by GRANTEE.

2. Easements and other matters set forth in that Warranty Deed of record in Book 7875, page 747, said Register's Office.

3. Sewer easement set forth in Book 5332, page 662, said Register's Office.

4. All maters shown on the Plat of Regency/Brentwood East, of record in Plat Book 9100 page 690, said Register's Office.,

5. All matters shown on that certain ALTA/ACSM Land Title Survey of Tax Map 161, parcels 84.01, 84.02, and 188, prepared by Cherry Land Surveying (R. Scott Cherry, Tenn. R.L.S. No. 1512), dated February 9, 1999, last revised April 20, 1999.

5866 04/27 0101 03CHECK 1325.99

0577358

IDENTIFICATION REFERENCE

99 APR 22 PM 2:05

REGISTER
DAVIDSON COUNTY, TN.

**EXHIBIT B**

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# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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

BOOK 11443 PG. 141

05/7358

IDENTIFICATION REFERENCE

99 APR 22 PM 2:05

STATE OF TENNESSEE
DAVIDSON COUNTY

CAMT 352160.00
CON TX 1302.99
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1325.99
CHECK 1325.99

04/22/99 01 14:08 0001 5866

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

**No.** 1475809