BOOK 11449 PG. 847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 5-3-03
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP 116-15
NEPI, L.L.C. (NAME)	SAME (NAME)	
5409 North Sanford Road (ADDRESS)	(ADDRESS)	PARCEL 85.00
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, J. LEIGH GRIFFITH, TRUSTEE OF THE ROYAL OAKS TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEPI, L.L.C., A TENNESSEE, LIMITED LIABILITY COMPANY

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 Lot No. 5 and the westerly 5 feet of Lot No. 6, Block 9, on the Map of the Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 547, Page 167, Register's Office for said County.

Said lot and part of lot adjoin and front together 105 feet on the southerly side of Signal Hill Drive and runs back 193 feet 7 inches on the west line of Lot No. 5 and 197 feet 6 inches more or less on the east line of said part of Lot No. 6, to a dead line in the rear and measures 105 feet more or less thereon.

Being the same property conveyed to John W. Fite and wife, Adine K. Fite by deed from Royal Oak Land Company of record in Book 1449, Page 514, Register's Office for Davidson County, Tennessee. Adine K. Fite died in 1952 and by operation of law the said property passed to John W. Fite. John W. Fite died in 1960 and by his Last Will and Testament of record in Will Book 73, Page 216, Probate Court Clerk's Office for Davidson County, Tennessee, the property passed to his children, Adine Fite Hurt and Lyles Fite Rebrovick, each receiving a one-half undivided interest. Adine Fite Hurt died on May 7, 1987 and by her Last Will and Testament of record in Will Book 159, Page 55, Probate Court Clerk's Office for Davidson County, Tennessee, her one-half undivided interest in the above described property passed to her son, John Robert Hurt. The said John Robert Hurt and wife, Gina E. Hurt having quitclaimed their interest to J. Leigh Griffith, Trustee of the Royal Oaks Trust, with full power to transfer, convey, mortgage and encumber without the joinder of any beneficiary, all their right, title and interest in and to a one-half undivided interest of record in Book 8518, Page 152, Register's

CONTINUED

This is unimproved (X) improved ( ) property, known as 4313 SIGNAL HILL DRIVE, BELLE MEADE, TN 37205
(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 April 19 99

J. LEIGH GRIFFITH, TRUSTEE
By: J. Leigh Griffith, Trustee

BOOK 11449 PG. 848

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. LEIGH GRIFFITH, TRUSTEE OF THE ROYAL OAKS TRUST

the bargainor _____, 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 Brentwood Nashville, Tennessee, this 21st day of April 19 99

Commission expires 9-18-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

J. LEIGH GRIFFITH, TRUSTEE

TO

NEPI, L.L.C., A TENNESSEE

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

05792714

IDENTIFICATION REFERENCE

99 APR 27 PM 3:53

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Office for Davidson County, Tennessee. *

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee; an easement for City of Belle Meade for sanitary sewer of record in Book 5787, Page 219, the Register's Office for Davidson County, Tennessee.

* The one-half undivided interest of Lyles Fite Rebrovic has been conveyed to J. Leigh Griffith, Trustee of the Royal Oaks Trust by Quitclaim Deed of even date herewith.

7703 04/27 0101 CHECK 533.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11449 PG. 850

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

05792 74

IDENTIFICATION REFERENCE

99 APR 27 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	140000.00
CON TX	518.00
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	533.00
CHECK	533.00

04/27/99 01 15:55 0001 7905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477830