THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ESQ.
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 11529 PG. 58-

0155 06/15 0101 03CHECK 3045.00

WARRANTY DEED

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR TAXES:	MAP/PARCEL #:
HCF Properties, LLC 5560 Franklin Pike Circle Brentwood, TN. 37027	same	Map 160 Parcel 55

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN J. JANUARY** and wife, **SYLVIA K. JANUARY**, have bargained and sold and by these presents does transfer and convey unto the said **HCF PROPERTIES, LLC**, its successors and assigns, certain improved real property located in 32nd Councilmatic District of Davidson County, Tennessee, more particularly described in a survey by H & H Land Surveying, Inc. dated June 10, 1998 as follows, to-wit:

Beginning at an iron pin (old) in the northerly right-of-way of Franklin Pike Circle, said point being the southwesterly corner of Nashville Lodge No. 72, B.P.O. Elk of record in Book 4498, Page 118, Register's Office of Davidson County, Tennessee. Thence with said right-of-way N 82° 45' 44" W 148.61 feet to a concrete monument; thence following the right-of-way of T.D.O.T. Project No. 112-65-2963075 with a curve to the right having a delta of 126° 50' 28", a radius of 155.00 feet, a length of 343.14 feet and a chord of N 48° 05' 16" W 277.24 feet to an iron pin (new); thence continuing with said right-of-way for the following three calls; N 42° 24' 22" E 17.50 feet to a concrete monument; thence N 56° 12' 18" W 5.90 feet to a concrete monument; thence N 41° 42' 49" E 65.60 feet to an iron pin (old); **the point of beginning of this tract**.

Thence with the east right-of-way of Franklin Pike Circle N 36° 44' 02" E 385.06 feet to an iron pin in the west line of Brentwood Properties (formerly Nashville Lodge No. 72, B.P.O. Elk); thence S 00° 38' 29" E 147.60 feet to an iron pin found; thence S 02° 32' 05" W 200.97 feet to an iron pin found in the northeast corner of Country Suites Inns & Hotels Property. Thence with said Country Suites Inns & Hotels Property north line, N 79° 53' 31" W 226.59 feet to the point of beginning, containing 39,820.068 square feet or 0.914 acres, more or less.

JJJ by AG
SKJ by AG

Being the same property conveyed to John J. January and wife, Sylvia K. January by deed from James Edward Brown and wife, Rebecca Brown of record in Book 6956, Page 270, Register's Office of Davidson County, Tennessee.

This is improved real property known as 5560 Franklin Pike Circle, Brentwood, Tennessee 37027.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **HCF PROPERTIES, LLC**, its successors and assigns forever.

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

We do covenant with the said **HCF PROPERTIES, LLC**, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County Property Taxes for 1999 which are assumed by the Grantees.

2. Sewer easement of record in Book 5746, Page 880, Register's Office of Davidson County, Tennessee.

Except as set forth herein, we further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said land to the said **HCF PROPERTIES, LLC** its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of June, 1999.

JOHN J. JANUARY

SYLVIA K. JANUARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for the County and State aforesaid, the within named **JOHN J. JANUARY** and wife, **SYLVIA K. JANUARY**, the 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 2nd day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 11/30/2002

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

HCF PROPERTIES, LLC

By: _____

Subscribed and sworn to before me this 14 day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 2/23/02

99 JUN 15 PM 2:21

ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

INSTRUMENT REFERENCE

20010179

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 60

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

0600179
IDENTIFICATION REFERENCE

99 JUN 15 PM 2:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	820000.00
CON TX	3034.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3045.00
CHECK	3045.00

06/15/99 01 14:25 0001 0155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474568