BOOK 11732 PAGE 393

Box 11

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER. FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires MAY 28, 2003

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| EXCEL REAL ESTATE DEVELOPMENT | NEW OWNER | 81-15-217 |
| (NAME) | (NAME) | |
| 2715 CLARKSVILLE HIGHWAY | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37208 | | |
| (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, APPROVED FINANCIAL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EXCEL REAL ESTATE DEVELOPMENT

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 THE WESTERLY PART OF THE EASTERLY PART OF LOT NO. 411 ON THE PLAN OF McGAVOCK, WETMORE, AND OTHER'S 2ND ADDITION, CALLED THE ADDITION TO THE TOWN OF McGAVOCK OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE NORTHERLY MARGIN OF UNDERWOOD STREET, (ALSO REFERRED TO AS UNDERWOOD AVENUE) AT A POINT 228.5 FEET WEST OF THE WESTERLY MARGIN OF THE FIRST ALLEY WEST OF 17TH AVENUE NORTH: THENCE WITH THE NORTHERLY MARGIN OF UNDERWOOD STREET WESTERLY 35 FEET; THENCE NORTHWARDLY 108 FEET TO THE SOUTHERLY MARGIN OF COCKRILL STREET; THENCE WITH THE SAME ESTERLY 33 1/3 FEET TO A POINT, 216 2/3 FEET WEST OF THE WESTERLY MARGIN OF SAID ALLEY; THENCE SOUTHWARDLY 117.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO APPROVED FINANCIAL CORPORATION BY DEED FROM G. MILLER HOGAN, II, SUCCESSOR TRUSTEE OF RECORD IN BOOK 11390, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved ( X ) property, known as 1720 UNDERWOOD STREET, NASHVILLE, TN 37208
(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. Whenever 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 29th day of October 1999

APPROVED FINANCIAL CORPORATION

By:
STANLEY W. BRODDUS, VICE PRESIDENT

11/04 0101 03CHECK 66-50

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ _____ _____ _____ _____ _____ _____ _____ _____ the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ _____ day of _____.

Commission expires _____ _____ _____

Notary Public

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STATE OF VIRGINIA
CITY~~COUNTY~~ OF VIRGINIA BEACH

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared STANLEY W. BRODDUS and _____ with whom I are personally acquainted and who upon his oath(s) acknowledged himself to be the VICE PRESIDENT and _____ respectively of the APPROVED FINANCIAL CORPORATION the within named bargainor, and corporation, and that he as such VICE PRESIDENT 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 STANLEY W. BRODDUS as such VICE PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Virginia Beach, Virginia on this the 29th day of October 1999.

My commission expires Sept. 30, 2003

Equilla Meeks Walker
Notary Public



96043383
REFERENCE
96 NOV -4 AM 11:53
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

# OFFICIAL RECEIPT

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

**RECEIVED OF** _____

**FOR** _____

**BOOK 11732 PAGE 395**

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

0654383

ERLRENCE

99 NOV -4 AM 11:53

| | |
|---|---|
| CAMT | 15000.00 |
| CON TX | 55.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 66.50 |
| CHECK | 66.50 |

11/04/99 01 11:54 0001 8083

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

**No.** 1535818