Instr:200003090024285 Page: 1 OF 2
REC'D FOR REC 03/09/2000 10:21:04AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $241.61

Send Tax Statements To:
New Owner
TLC Properties, Inc.
5551 Corporate Blvd., Ste. 2A
Baton Rouge, LA 70808

This Instrument Prepared By:
Law Offices Of:
WILLIAM P. NELMS, P.C.
120 East Main Street, 3rd Floor
Murfreesboro, TN 37130

Name and Address of New Owner:
TLC Properties, Inc.
5551 Corporate Blvd., Ste. 2A
Baton Rouge, LA 70808

From Information Furnished By
The Parties

Part of
Map 50-16 Group _____, Parcels 11 &12

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, **SHARON R. CHEESEBREW, TRUSTEE under the CHILDREN'S TRUST created by the Last Will and Testament of Elijah Edward Rivers, deceased,** have this day bargained and sold and do hereby transfer and convey unto **TLC PROPERTIES, INC., a Louisiana corporation**, its successors and assigns, forever, that certain parcel of real estate located in the 1st Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

BEGINNING at an iron pin set on the north right-of-way line of Oakview Drive, a 50 foot road, the southeast corner of Sky View Subdivision as recorded in Plat Book 2331, page 55, of the Register's Office of Davidson County, Tennessee, and the southwest corner of the herein described tract; thence with the east boundary line of Sky View Subdivision North 1 deg 33 min 45 sec West, 204.53 feet to an existing concrete monument; thence with the south boundary line of the property of Fletcher V. Hamblin as Recorded in Deed Book 3073, page 405, Register's Office of Davidson County, Tennessee, North 88 deg 54 min 45 sec East, 320.68 feet to an iron pin set; thence with a line severing the property of G.W. Hire and Gerald Palmer as recorded in Deed Book 6141, page 853, Register's Office of Davidson County, Tennessee, South 1 deg 47 min 56 sec East, 200.84 feet to an iron pin set; thence with the north right-of-way line of Oakview Drive South 88 deg 12 min 00 sec West, 321.50 feet to the point of beginning, and containing 65,126 square feet or 1.50 acres, more or less.

BEING the same property conveyed to E. E. Rivers by deed from G. W. Hire and Gerald Palmer, dated May 29, 1986, of record in Deed Book 6891, page 438, Register's Office of Davidson County, Tennessee. The said E. E. Rivers died and by his Last Will and Testament of record in Will Book 19, page 356, of the Office of the County Court Clerk for Rutherford County, Tennessee, the described property was devised to the undersigned testamentary trust.

THIS property is subject to the rights of Metropolitan Government of Nashville and Davidson County, Tennessee, to a 20 foot sanitary sewer easement along the northern boundary of said property as described in an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **GRANTEE**, its successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and have a good right to convey the same and that it is unencumbered, except for the lien of the 1999 real property taxes, which have been prorated and are assumed by the Grantee.

I further covenant and bind myself, my successors in trust and assigns to forever warrant and defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 9th day of ~~May, 1999.~~ February 2000.

Sharon R. Cheesebrew

SHARON R. CHEESEBREW, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SHARON R. CHEESEBREW, TRUSTEE under the Rivers Children's Trust created by the Last Will and Testament of Elijah Edward Rivers, deceased**, the bargainor, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained, being authorized so to do.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 9th day of ~~May, 1999~~ February, 2000.

Wiein P. Lee

NOTARY PUBLIC
My Commission Expires: 9-18-2000

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65,300, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles R Elkins II

AFFIANT Charles R. Elkins II

SWORN to and subscribed before me,
this the 23rd day of ~~May, 1999~~ February, 2000.

Karen W. Lessard

NOTARY PUBLIC Karen W. Lessard
My Commission Expires: With Life