Davidson County DEEDWARR
Recvd: 07/02/02 10:15 3pgs
Fees:18.00 Taxes:1714.95

20020702-0079268

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $463,500.00. **Affiant** Subscribed and sworn to before me, this 1st day of July, 2002. Notary Public My Commission Expires: 3/24/03

Address New Owner As Follows:
70 South Associates LLC
Attn: William R. Hostettler
700 Craighead Street, Suite 305
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
109-00-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY E. KEUP**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **70 SOUTH ASSOCIATES, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of Bell Road at a corner common with the property of Michael G. Link et ux, as of record in Deed Book 8502, page 975, in the Register's Office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of Bell Road with a curve to the left having a radius of 1472.50 feet, a length of 239.84 feet, and a chord of North 19 degrees 14 minutes 19 seconds

East, 239.57 feet to an iron rod set at a corner common with the property of John C. Hornaday, as of record in Deed Book 3828, page 750, in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Bell Road with the southerly property line of said John C. Hornaday, et ux, South 62 degrees 06 minutes 26 seconds East, 571.68 feet to an existing iron rod in the westerly property line of Lakes Multi-Family Land, LLC as of record in Instrument Number 20010817-0089261, in the Register's Office for Davidson County, Tennessee, also being Lot 2 of the Lakes Apartments as of record in Instrument Number 20000918-0092189, in the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of said of said Lakes Multi-Family Land, LLC, South 08 degrees 20 minutes 48 seconds West, 341.75 feet to an existing concrete monument at a corner common with the property of the U.S. Army Corps of Engineers;

Thence with the northerly property line of the U.S. Army Corps of Engineers, North 81 degrees 55 minutes 33 seconds West, 317.53 feet to an existing "t-bar" fence post at a corner common with the property of said Michael G. Link, et ux;

Thence with the northerly property line of said Michael G. Link, et ux, for the following three calls:

North 26 degrees 54 minutes 45 seconds West, 208.32 feet to an existing iron rod;

North 03 degrees 23 minutes 43 seconds West, 133.02 feet to an existing iron rod;

North 59 degrees 40 minutes 27 seconds West, 67.91 feet to the point of beginning. Containing 207,550 square feet or 4.765 acres more or less, according to the Boundary and Topographic Survey of Tax Map 109, Parcel 7, 3535 Bell Road, Nashville, Davidson County, Tennessee, dated January 8, 2002, Cherry Land Surveying, R. Scot Cherry, RLS, Tennessee License No. 1512, 622 West Iris, Nashville, Tennessee 37204.

Being the same property conveyed to Terry E. Keup and wife, Zona F. Keup, by deed from Richard Lynn Johnson as Executor of the Estate of Ernest H. Johnson, Dorothy Johnson Storey and Evelyn Johnson Trader of record in Book 5634, page 186, and re-recorded in Book 7003, page 928, Register's Office for Davidson County, Tennessee. Terry E. Keup quitclaimed his interest in the property to Zona F. Keup by Quitclaim Deed of record in Book 9123, page 408, said Register's Office. Zona F. Keup quitclaimed her interest in the property to Terry E. Keup and wife, Zona F. Keup by Quitclaim Deed of record in Book 10284, page 445, Register's Office for Davidson County, Tennessee, Zona F. Keup having since died, title thereby investing in Terry E. Keup as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2002 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the survey by R. Scot Cherry, RLS No. 1512, dated January 8, 2002.

This is improved property known as 3535 Bell Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of July, 2002.

Terry E. Keup

Terry E. Keup

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TERRY E. KEUP**, the within named 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, at office, this 1st day of July, 2002.

Notary Public

My Commission Expires: 3/29/03