FILE IS BOX 19-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/03 09:11 2pgs
Fees:13.00 Taxes:3681.50

20030619-0084603

PENNY CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLAIMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

B-3575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Case Wilson	Jack Case Wilson	160-00-0-055.00
(NAME)	(NAME)	
7100 Executive Center Drive, #150	7100 Executive Center Drive, #150	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, HCF Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack Case Wilson, 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:

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 degrees 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 degrees 50.28", a radius of 155.0 feet, a length of 343.14 feet and a chord of N 48 degrees 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 degrees 24' 22" E 17.50 feet to a concrete monument; thence N 56 degrees 12' 18"W 5.90 feet to a concrete monument; thence N 41 degrees 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 degrees 44' 02" E 285.06 feet to an iron pin in the west line of Brentwood Properties (formerly Nashville Lodge No. 72, B.P.O. Elk); thence S 00 degrees 28' 29" E 147.50 feet to an iron pin found; thence S 02 degrees 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 degrees 53' 31"W 226.59 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5560 Franklin Pike Circle, Brentwood, TN 37027

(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 18th day of June, 2003.

HCF Properties, LLC

By: _____

Its: AUTHORIZED PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William E. Trivett with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Authorized Partner respectively of the HCF Properties MH, LLC the within named bargainor, and corporation, and that he/she as such Authorized Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said William E. Trivett as such Authorized Partner

Notary Public

My Commission Expires: 9/25/04

PENNY [illegible]
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027