K 3536

WARRANTY DEED

FROM

Royal Crown Bottling Co. -
Nashville, Tennessee

TO

Maryland Realty Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
MAY 24 1963 3 P.M.
Received in Book 1625 Page 339
Recording Fee
Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of

( )

DOLLARS

Royal Crown Bottling Co. - Nashville, Tennessee, a Delaware corporation,

has bargained and sold, and by these presents, do transfer and convey unto the said Maryland Realty Company, a Tennessee corporation,

its successors heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, with part of Tract "A" on the Map of the [illegible] Land, Inc., of record in Book 2000, page 151, Register's Office for said County, and being more particularly described as follows:

Beginning at the intersection of Polk Avenue and the Northeast [illegible] Electric Service, Inc., of record in Book [illegible], page 151, Register's Office for said County; thence along said Avenue, along a curve having a radius of [illegible] feet, North 180.1 feet to an iron pin, continuing with said Avenue, North 19° 5' East 210.9 feet to an iron pin, which is 210.9 feet South of the N. C. & St. L. Railroad right-of-way; thence leaving said Avenue, South 71° 05' East 251.5 feet to an iron pin; thence South 18° 45' West 210.5 feet to an iron pin; thence South 71° 05' West 30.27 feet to an iron pin; thence North 71° 05' West 220.73 feet to the beginning, containing [illegible] acres, more or less. Unimproved. Send tax statements to Mary Land Realty Company, 1400 Polk Avenue, Nashville, Tennessee.

Being the same property conveyed to Royal Crown Bottling Co., by deed from [illegible] and wife, of record in Book 2000, page 151, Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maryland Realty Company,

its successors *heirs and assigns, forever.*

And Royal Crown Bottling Co. - Nashville, Tennessee, does *covenant with the said* Maryland Realty Company, its successors and assigns *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1963, the payment of which has been assumed by the Grantee.

And Royal Crown Bottling Co. - Nashville, Tennessee, does *further covenant and bind* itself, its successors and assigns *heirs and representatives, to warrant and forever defend the title to the said land to the said* Maryland Realty Company, its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands* this 29 *day of* April, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROYAL CROWN

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