WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid to Grantor by Grantees, and other good and sufficient consideration, the receipt of all of which is hereby acknowledged:

ESTES-TAYLOR COMPANY, a corporation chartered under the laws of the State of Tennessee, with its principal office in Davidson County, has bargained and sold and by these presents does transfer and convey unto C. R. BERQUIST AND WIFE, ALICE F. BERGUIST, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 81, on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 81, fronts 184 feet on the southerly side on Gardendale Drive and extends back 370 feet on the easterly line and 375 feet on the westerly line to a dead line in the rear on which it measures 142 feet thereon.

Being the same property conveyed to Estes-Taylor Company, a corporation, by deed from Hillsboro Park, Inc., as of record in Book 3679, page 393, said Register's Office.

This conveyance is made subject to:

Restrictions recorded in Book 2435, page 237, applicable to Hillsboro Park, Section I, were made applicable to Hillsboro Park, Section II, by instrument in Book 2446, page 405, and corrected by instrument in Book 2447, page 303.

Easement to the City of Nashville Power Board across the lot in question of record in Book 2539, page 596, being a 20-foot roadway on Lot No. 81 for ingress and egress of the property conveyed therein.

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 Estes-Taylor Company does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except taxes for 1964.

And Estes-Taylor Company does further covenant and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF, Estes-Taylor Company has caused this deed to be executed by its duly authorized officers, this 30th day of August, 1964.

ATTEST:

George L. Taylor
Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

HILLSBORO PARK, INC.

By J. N. McNiel Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 3807 PAGE 763

Before me, Mary E. Hill, A Notary Public of the State and County aforesaid, personally appeared F. N. McNeill, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Hillsboro Park, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20th day of August, 1964.

Mary E. Hill
Notary Public

My Commission Expires: Oct 31, 1965

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mrs Jean Arnold, a Notary Public of the State and County aforesaid, personally appeared J. Frank Estes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Estes-Taylor Company the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20th day of August, 1964.

Mrs Jean Arnold
Notary Public

My Commission Expires: My Commission Expires Feb. 9, 1965

706606 THIRTY DOLLARS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 330 THREE DOLLARS THIRTY CENTS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 165 ONE DOLLAR SIXTY FIVE CENTS

WARRANTY DEED

ESTES - TAYLOR COMPANY

TO

C. R. BERQUIST & WIFE
ALICE F. BERQUIST

STATE TAX $ 5.17
PROBATE .50
TOTAL $ 5.67

SEP 2 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 2 1964

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 2 11 40 AM 1964

RECORDING FEE $ 1.00

DEP. REG.

48728

BOOK 3807 PAGE 764

LAW OFFICES
GOODPASTURE, CARPENTER, WOODS & COURTNEY
ATTORNEYS AT LAW
SIXTH FLOOR, AMERICAN TRUST BLDG.
NASHVILLE 3, TENNESSEE

34,500.00