WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: _____
ADDRESS: _____

For and in Consideration of the sum of Thirty-Five Thousand and 00/100 ($35,000.00) ---------- DOLLARS

Cash in hand paid to me by Charles J. Sanders, Sr., Charles J. Sanders, Jr., Roy Brown, and H. G. Buchanan, Partners, D/B/A Charles J. Sanders Distributors, the receipt of which is hereby acknowledged, I, A. H. Johnson, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Charles J. Sanders, Sr., Charles J. Sanders, Jr., Roy Brown, and H. G. Buchanan, Partners, D/B/A Charles J. Sanders Distributors, ~~their successors~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Parcel "B" on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Tyler Drive, said point being the northwesterly corner of Lot No. 33; thence eastwardly along the line between Parcel B, and Lots Nos. 33, 32, and 31, 200 feet to a point in the northerly line of Lot No. 31; thence at right angles northwardly along a line parallel to Tyler Drive , 200 feet, more or less, to a point in the southerly margin of Lebanon Road; thence westwardly along the southerly margin of Lebanon Road, 150 feet to a point, which is the beginning of a curve to the left, having a radius of 50 feet; thence southwestwardly around said curve, 78.6 feet to a point in the easterly margin of Tyler Drive; thence southwardly with said margin of Tyler Drive, 150 feet to the point of beginning.

BEING part of the same property conveyed to A. H. Johnson, Trustee, by a deed from William Dewitt Dodson and wife, Eleanor C. Dodson, of record in Book 3075, page 249, Register's Office for Davidson County, Tennessee.

COMMERCE UNION BANK, the lawful holder and owner of a certain indebtedness described in and secured by a Deed of Trust executed

by A. H. Johnson, Trustee, to C. D. Rippy, Trustee, of record in Book 3349, page 81, Register's Office for said County, joins herein for the sole purpose of releasing the lien of said deed of trust upon the property herein described, but no further or otherwise.

ATTEST:

COMMERCE UNION BANK

By _____
Assistant Vice President

By _____
Assistant Cashier

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles J. Sanders, Sr., Charles J. Sanders, Jr., Roy Brown, and H. G. Buchanan, Partners, D/B/A Charles J. Sanders Distributors, their successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Charles J. Sanders, Sr., Charles J. Sanders Jr., Roy Brown, and H. G. Buchanan, Partners, D/B/A Charles J. Sanders ~~Distributors,~~ 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, except the Metro taxes for 1963 and 1964 which the Seller agrees to pay.

And I, A. H. Johnson, Trustee,

do further covenant and bind myself, my successors, heirs and representatives, to warrant and forever defend the title to the said land to the said Charles J. Sanders, Sr., Charles J. Sanders, Jr., Roy Brown, and H. G. Buchanan, Partners, D/B/A Charles J. Sanders Distributors, their successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of September, 1964

A. H. Johnson, Trustee
A. H. Johnson, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, W. Harold Bigham, a Notary Public in and for said County and State, the within named A. H. Johnson, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 1st day of September, 1964

W. Harold Bigham, Notary Public

Commission Expires 4/22/67

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named,

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, Dorothy Tibbs, a Notary Public within and for the State and County aforesaid, personally appeared David L. Macon and James C. Rackard with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Assistant Vice President and Assistant Cashier respectively of the Commerce Union Bank, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Assistant Vice President and Assistant Cashier acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of September, 1964

My commission expires 5-27-68

Dorothy Tibbs
Notary Public

BOOK 3808 PAGE 38

STATE TAX $ 52.50
PROBATE .50
TOTAL $ 53.00

SEP 2 1964

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

PAID SEP 2 1964
CT

WARRANTY DEED

FROM

A. H. JOHNSON, TRUSTEE,

TO

Charles J. Sanders, Sr.,
Charles J. Sanders, Jr.,
~~Roy Brown and~~
H. G. Buchanan, Partners,
D/B/A Charles J. Sanders
Distributors

DOCUMENTARY 50 CENTS 50

THIRTY DOLLARS 706628

...MPANY, INC.
NASHVILLE, TENN.

48828

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 2 3 31 P.M. '64

NOTED: BOOK 109 PAGE 227
RECORDING FEE $ 2.25
DEP. REG. 2