Deed Prepared By:
BAILEY, EWING, DALE & BAILEY, Attys.
710-19 Nashville Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 3956 PAGE 538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Parman Corporation (NAME)	The Parman Corporation (NAME)	Map 147-16
2410 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	2410 Charlotte Avenue (STREET ADDRESS)	Par. 52 -
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37203 (CITY) (ZONE) (STATE)	53-54

For and in Consideration of the sum of Ten and 00/100 ($10.00) - *DOLLARS*

and other good and valuable considerations, cash in hand paid by The Parman Corporation, a Tennessee corporation, to Hermitage Homes, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, Hermitage Homes, Inc. has

.... *bargained and sold, and by these presents do transfer and convey unto the said* The Parman Corporation, its successors .... *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 5th Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 as shown on the Plan of Tusculum Fields, of record in Book 2330, page 16, Register's Office for said County.

Lot No. 1 fronts 76.00 feet on the east side of Nolensville Road, measures 219.00 feet on its north line, 187.2 feet on its south line and 68.00 feet on its east line.

Lot No. 2 fronts 76.00 feet on the east side of Nolensville Road, measures 187.2 feet on its north line, 148.00 feet on its south line and 85.5 feet on its east line.

Lot No. 3 fronts 85.00 feet on the east side of Nolensville Road, 123.00 feet on the north side of Strasser Drive, and measures 39.21 feet around a curve at the northeasterly intersection of Nolensville Road and Strasser Drive and measures 148.00 feet on its north line, and 110.00 feet on its east line.

Being part of the property conveyed to Hermitage Homes, Inc. by deed from Mid-State Investment Corporation, of record in Book 2491, page 35, Register's Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. The Plan of record in Book 2330, page 16, said Register's Office, shows an Owner's Certificate, a 10-foot utility easement along the north line of Lot No. 1 and along the east lines of Lots 1 and 2, and a 2 1/2 x 20 foot utility anchor easement at the southeast corner of Lot No. 3 on Strasser Drive; also a 70-foot

BOOK 3028 PAGE 280

minimum building setback line for Lot No. 1 from the easterly margin of Nolensville Road; a 60 foot minimum building setback line from the easterly margin of Nolensville Road of Lot No. 2; a 50 foot minimum building setback line on the easterly margin of Nolensville Road, and a 40 foot minimum building setback line from the northerly margin of Strasser Drive for Lot No. 3.

2. Said property is subject to the following leases not of record:

(1) Contract of lease between Hermitage Homes, Inc. and Frank L. Jones, Inc., and others, with respect to Lot No. 1, for a period of five years, beginning June 1, 1964, and ending Midnight, May 31, 1969.

(2) Contract of lease between Hermitage Homes, Inc. and Jim-Dandy Mkt., Inc. with respect to Lot No. 2, beginning April 1, 1960, and ending at Midnight, March 31, 1970.

The two leases described above are hereby assigned to Grantee, subject to the terms of a written agreement executed by the parties on this date.

This is { unimproved } { } property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said The Parman Corporation, its successors ..... *and assigns, forever.*

And Hermitage Homes, Inc. does *covenant with the said* The Parman Corporation ..... *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 by Metro taxes for 1965, which are to be assumed by Grantor.

And Hermitage Homes, Inc. does *further covenant and bind* itself, its successors and/ assigns, *to warrant and forever defend the title to the said land to the said* The Parman Corporation, its successors *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* this 9th *day of* November, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HERMITAGE HOMES, INC.

By Sam F. Coleman
Chairman of the Board

1 2084

BOOK 238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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
COUNTY OF DAVIDSON

Before me, Betty Poage, a Notary Public of the State and County aforesaid, personally appeared Sam F. Coleman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chairman of the Board of the Hermitage Homes, Inc., the within named bargainor, a corporation, and that he as such Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Chairman of the Board

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of November, 1965.

Betty Poage
Notary Public

Commission Expires 10-25-67

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RECORDED NO. 247

WARRANTY DEED

FROM

HERMITAGE HOMES, INC.

TO

THE PARMAN CORPORATION

05784

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 10 12 07 PM '65
NOTE BOOK 112 PAGE 820
RECORDING FEE $ 2.00
DEP. REG. M

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

STATE TAX $ 108.75
PROBATE .50
TOTAL $ 109.25

NOV 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 10 1965