BOOK 3981 PAGE 471

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Austin Realty Company (NAME) | Austin Realty Company (NAME) | MAP 106 |
| Elm Hill Rd. & Spence Ln. (STREET ADDRESS OR ROUTE NUMBER) | Elm Hill Rd. & Spence Ln. (STREET ADDRESS) | ~~P/O 73~~ -12.3 |
| Nashville, Tennessee (CITY) (P. O., ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | MS |

*For and in Consideration of the sum of* ONE ($1.00) *DOLLARS*, cash in hand paid by Austin Realty Company, a Tennessee corporation, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Austin L. Luckett and wife, Loretta B. Luckett

STATE TAX $ 51.00
PROBATE .50
TOTAL $ 51.50
JAN 25 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 25 1966

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

TRACT NO. 1: Land in Davidson County, Tennessee, being part of the southerly part of Lot No. 7 on the Plan of the Lands of Wm. G. M. Campbell, as of record in Book 843, page 30, Register's Office for said County, described according to a survey by Turner Engineering Co., dated July 19, 1963, as follows:

Beginning at a point in the north margin of Elm Hill Pike, 874.83 feet east from the center line of Spence Lane, 430.55 feet east of the southeast corner of a 4 acre tract conveyed to Francis & Lusky Co., Inc., by deed of record in Book 3572, page 393, Register's Office for said County; thence with the margin of Elm Hill Pike south 85° 32' west 209.5 feet; thence north 2° 56' east 418.57 feet to a point; thence north 85° 19' east 209.5 feet to an iron pin; thence south 2° 56' west 419.36 feet to a point in the north margin of Elm Hill Pike, the point of beginning, containing 2.0 acres, more or less.

Being the same property conveyed to Austin L. Luckett and wife, Loretta B. Luckett by deed dated December 1, 1964 of record in Book 3838, page 129, R.O.D.C., Tennessee from Check Printers, Inc.

TRACT NO. 2: Land in the 3rd Civil District of Davidson County, Tennessee, being a part of the southerly part of Lot No. 7 of the Wm. G. M. Campbell Lands, as of record in Book 843, page 30, Register's Office for said County, described as follows:

BEGINNING in the north margin of Elm Hill Pike at an iron pin, being the southeast corner of a 2 acre tract conveyed to Austin L. Luckett and wife, Loretta B. Luckett, by deed from Check Printers, Inc., as of record in Book 3838, page 129, Register's Office; thence with their east line, north 2° 56' east 419.36 feet to an iron pin; thence leaving their northeast corner,

CONTINUED

north 85° 19' east 20 feet to a point; thence south 2° 56' west 419.36 feet to the north margin of Elm Hill Pike; thence with said Pike, south 85° 32' west 20 feet to the beginning.

Being the same property conveyed to Austin L. Luckett and wife, Loretta B. Luckett by deed dated November 19, 1965 of record in Book 3961, page 49, R.O.D.C., Tennessee from John P. Baltz and wife, Annetta Baltz.

This is unimproved (X) improved ( ) property, known as Elm Hill Road and Spence Lane, Nashville
(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* Austin Realty Company, its successors ~~heirs~~ *and assigns, forever.*

*And* Grantors *do covenant with the said* Austin Realty Company *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except 1966 taxes which are assumed by Grantee.

*And* Grantors, Austin L. Luckett and wife, Loretta B. Luckett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Austin Realty Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 24th *day of* January, *19*66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*






Austin L. Luckett

Loretta B. Luckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Austin L. Luckett and wife, Loretta B. Luckett

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

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 19 66.

[illegible], Notary Public.

Commission Expires 2-26-69

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, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

AUSTIN L. LUCKETT and wife,

LORETTA B. LUCKETT

TO

AUSTIN REALTY COMPANY

15127

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 25 11 35 AM '66

NOTED: BOOK 113 PAGE 395
RECORDING FEE $ 2.00
DEP. REG. 2

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