BOOK 4027 PAGE 230

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. G. Hill Company (NAME)	H. G. Hill Company (NAME)	Map 132-4
	500 2nd Ave N	Par 3.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

cash in hand paid and other good and valuable considerations to us paid, the receipt of which is hereby acknowledged,

We, J. LILLARD TEMPLETON, JR. and GERALD E. SHERIDAN, DOING BUSINESS AS PARTNERS UNDER THE FIRM NAME OF THE SEDBERRY COMPANY,

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

Land in the 6th Civil District of Davidson County, Tennessee, being a part of the tract conveyed by G. F. Cole, Trustee, to Foster & Creighton Company, of record in Book 2962, Page 573, and more particularly described according to a survey by Barge, Waggoner and Sumner, Engineers, dated October 15, 1964, as follows:

Beginning at a spike in the center line of an existing road known as Armory Avenue, said spike being North 87° 14' west 96.6 feet from the center line of the intersection of Sidco Drive and Armory Drive, said spike also being south 2° 46' west 30.0 feet from an existing concrete monument at the west end of the right of way for Sidco Drive at said intersection; thence north 87° 14' west 349.15 feet with the center line of Armory Avenue to a point; thence north 2° 46' east passing an iron pin at 25.0 feet, in all 450.0 feet to an iron pin in the south boundary of property conveyed to H. G. Hill Company by deed of record in Book 4010, page 779, R.O.D.C.; thence south 87° 14' east with the south boundary line of said H. G. Hill Company property 380.77 feet to an iron pin in the west right of way of Sidco Drive; thence with said right of way of Sidco Drive on a curve to the left, having a central angle of 0° 33.7', a radius of 2044 feet, a distance 20.04 feet to a concrete monument; thence continuing with said west right of way south 0° 06' east 347.94 feet to a concrete monument; thence continuing with said right of way on a curve to the right, having a central angle of 92° 52', a radius of 50 feet, a distance of 81.04 feet to a concrete monument; thence south 2° 46' west 30.0 feet to the point of beginning, containing 4.00 acres, more or less.

Being the same real property conveyed to J. Lillard Templeton, Jr. and Gerald E. Sheridan, doing business as partners under the firm name of The Sedberry Company, by deed from Foster & Creighton Company, of record in book 3846, page 549, Register's Office for said County.

This instrument prepared by: I. R. Schulman, Attorney
1100 American Trust Building
Nashville, Tennessee

This conveyance, however, is made subject to the following:

1. Title to that portion of the premises lying within the right of way of Armory Avenue, which is 25 feet x 349.15 feet.

2. An easement for an existing 12" water main running along the eastern extremity of the property and located approximately 5 feet inside the property at the northeast corner and 20 feet inside the property at the southeast corner thereof, said easement is 10 feet in width of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee, which is 5 feet on each side of the line.

3. A water main easement 10 feet in width granted the Metropolitan Government of Nashville and Davidson County, Tennessee, and located adjacent and parallel to the north line of the above-described property and extending from the east to the west boundary line of the same, of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee.

4. The rights of Nashville Electric Service, if any, to operate and maintain a pole line approximately 27 feet north of and parallel to Armory Avenue from the east boundary to the west boundary of the above described tract, said easement, if any, does not extend more than 27 feet north of the center line of Armory Avenue.

5. The exception and reservation in favor of the United States of America in and to all fissionable materials, as described and set forth in that certain instrument of record in Book 2152, Page 347, of the Register's Office for Davidson County, Tennessee, to which reference is here made for accurate description thereof.

This is unimproved (X) improved ( ) property, known as Sidco Drive and Armory Avenue, Nashville, Tennessee
(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 H. G. Hill Company, a Tennessee corporation, its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* H. G. Hill Company *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by easements, rights and reservations hereinabove set forth subject to which this conveyance is executed, and taxes for the year 1966 which have been prorated and assumed by the grantee herein.

And we, J. Lillard Templeton, Jr., and Gerald E. Sheridan, doing business Partners under the firm name of The Sedberry Company, *do further covenant and bind* ourselves, our successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* H. G. Hill Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17 *day of* June, *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.*

THE SEDBERRY COMPANY

BY: J. Lillard Templeton, Jr., Partner

BY: Gerald E. Sheridan, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. L. Williams, *a Notary Public in and for said County and State, the within named* J. Lillard Templeton, Jr. and Gerald E. Sheridan, Doing Business as Partners under the Firm Name of The Sedberry Company, *the bargainor S, 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* 17th *day of* June, *19* 66.

J. L. Williams, *Notary Public.*

Commission Expires 7/3/68

DAVIDSON COUNTY TENN. NOTARY PUBLIC

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.....

STATE TAX $ 112.50
PROBATE .50
TOTAL $ 113.00

JUN 17 1966

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

PAID JUN 17 1966



WARRANTY DEED

FROM

J. Lillard Templeton,Jr.,et al

TO

H. G. Hill Company

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

JUN 17 10 46 AM '66

NOTED: BOOK 4027 PAGE 233
RECORDING FEE $ 2.00
DEP. REG.

323888

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE