WARRANTY DEED BOOK 4180 PAGE 300

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. Holder and wife, Mildred R. Holder (NAME)	J. B. Holder (NAME)	Map Par.
c/o Holder-Northern Lumber Co. (STREET ADDRESS OR ROUTE NUMBER)	c/o Holder-Northern Lumber Co. (STREET ADDRESS)	91-2-239
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) Tennessee (STATE)	

For and in Consideration of the sum of ($17,000.00) ----------

Seventeen Thousand and no/100 ---------- *DOLLARS*

cash in hand paid by J. B. Holder and wife, Mildred R. Holder, the receipt of which is hereby acknowledged, the undersigned, Farris Hardwood Lumber Company, a Tennessee corporation,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* J. B. Holder and wife, Mildred R. Holder

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at an iron pipe on the Southeasterly margin of 60th Avenue at the Southwest corner of Cripps' Lot, known as Lot No. 10; thence in a Southerly direction along the Easterly margin of 60th Avenue 138.76 feet to an iron pipe in the Northwest corner of the property heretofore sold by the Walnut Lumber Manufacturing Company, Inc., to the Farris Hardwood Lumber Company; thence South 58 degrees 32 minutes East along the Northerly boundary of said Farris Hardwood Lumber Company tract 260 feet to an iron pipe in the center of the spur railroad track which skirts the property on the East side; thence Northerly following the center of said spur railroad track 14.9 feet; thence Northerly 29 degrees 28 minutes East with the center of said track 100 feet; thence North 25 degrees 2 minutes East with the center of said track 100 feet; thence North 20 degrees 26 minutes East 93.1 feet with the center of said track to the South-West corner of the intersection of said track and California Ave.; thence westerly along the Southerly margin of California Ave. 185 feet 4 in. to an iron pipe in the Northeast corner of Cripps' lot, known as Lot No. 10; thence

(description continued on next page)

This instrument prepared by:

Frank M. Farris, Jr.
Farris, Evans & Evans
Attorneys at Law
710 Third National Bank Building
Nashville, Tennessee 37219

Southerly with the Easterly margin of said Cripps' Lot 175 feet crossing a 25 foot alley to an iron pipe at the Southeast corner of said Cripps' lot; thence Westwardly with the Southerly margin of said Cripps' lot 50 feet to the point of beginning.

Being the same property conveyed to Farris Hardwood Lumber Company, by deed of J. E. Hill and wife, Drucie Allyne Hill, as of record in Book No. 1284, Page 284, R.O.D.C., excluding therefrom 8.32 acres heretofore conveyed by the Walnut Lumber Mfg. Company, Inc. to Farris Hardwood Lumber Company, also excluding a triangle lot north of California Avenue.

Grantor reserves and accepts from the above described property an easement in favor of the L & N Railroad (formerly granted to The Nashville, Chattanooga & St. Louis Railway) and the Central Oak Products Company and any others served by said track an industrial railroad track across the property herein conveyed. The said easement is 16 feet wide, that is to say, it runs 8 feet on each side of the center line of the said railroad track which is presently on the property.

This conveyance is further subject to leasehold rights of tenants in possession who are known to and acceptable to Grantees.

unimproved ( )
This is improved ( ) property, known as 5901 (House Number) California Avenue, Nashville, Tennessee (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 J. B. Holder and wife, Mildred R. Holder their *heirs and assigns, forever.*

And the said Grantor does ~~do~~ *covenant with the said* J. B. Holder and wife, Mildred R. Holder *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 as hereinabove stated and except for taxes for 1967 which have been prorated and which Grantees assume.

And the said Farris Hardwood Lumber Company does ~~do~~ *further covenant and bind* its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* J. B. Holder and wife, Mildred R. Holder, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness ~~hand~~ its execution *this* 11th *day of* October, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FARRIS HARDWOOD LUMBER COMPANY

By: W. M. Farris
President

ATTEST: B. W. Ball
Secretary

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, Dorothy E. Owen, *a Notary Public of the State and County aforesaid, personally appeared* W. M. Farris, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Farris Hardwood Lumber 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* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 10th *day of* October, *19* 67

Dorothy E. Owen
Notary Public

Commission Expires February 15, 1969.

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STATE TAX $ 2.50
PROBATE .50
TOTAL $ 3.00

OCT 12 1967

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

PAID OCT 12 1967

WARRANTY DEED

FROM

Farris Hardwood Lumber Company

TO

J. B. Holder and wife, Mildred R. Holder

92033

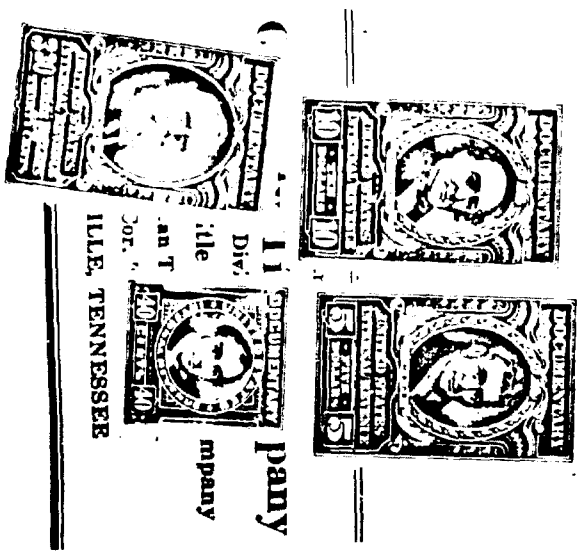
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 12 9 44 AM '67

RECORDING FEE $ 2.25

DEP. REG. m

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...ILLE, TENNESSEE

DOBSON & JOHNSON, ATT'YS.