BOOK 4203 PAGE 210

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Cherry & Gaines	Cherry & Gaines	Map 72-5
(NAME:)	(NAME:)	Par. 30
1214 445	Box 445	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tenn.	Madison Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100
($10.00)----------*DOLLARS*
cash in hand paid by the Grantees herein; and other good and valuable considerations, receipt of which is hereby acknowledged;

JOHNSON LUMBER CO., a co-partnership, composed of John M. Johnson, Sr. and John M. Johnson, Jr.,

have bargained and sold, and by these presents do transfer and convey unto the said W. T. CHERRY and BILLY J. GAINES, doing business as, CHERRY & GAINES, a partnership, their successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Ward of the City of Nashville, formerly the 12th, Civil District of Davidson County, Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, page 134, Register's Office for said County, described as follows:

BEGINNING at a point in the norhterly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, as of record in book 1881, page 95, said Register's Office; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue, southerly 138.7 feet to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning.

Being the same real property conveyed to Johnson Lumber Co., a co-partnership composed of John M. Johnson, Sr., and John M. Johnson, Jr., by deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1969

MY COMMISSION EXPIRES 4-27-69 (AFFIX SEAL) Notary Public

from Gaines and Gaines Construction Co., dated November 23, 1959, filed November 30, 1959, and recorded in book 2995, page 368, Register's Office for said County.

Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by deed of record in Book 4098, page 589, Register's Office for Davidson County, Tennessee, as follows:
BEGINNING at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W. L. Thompson northerly 11.08 feet to a point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less, and being a part of the same land conveyed to Johnson Lumber Company by deed of record in Book 2995, page 368, Register's Office Davidson County, Tennessee.
There is also conveyed an easement for a slope: Beginning at a point in the northwest corner of the above described land and runs northerly with Thompson's east boundary line 10 feet to a point; thence easterly 101 feet to a point; thence with a curve to the right 10 feet to a point; thence north 82 degrees 08 minutes 07 seconds west, 98 feet to the point of beginning, containing 960 square feet.
The land upon which the slope easement is conveyed may be used by the grantor(s) for any purposes which does not affect the lateral support, maintenance, or drainage of the adjoining highway.

unimproved ( )
This is improved ( ) property, known as 919 Trinity Lane, 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 W. T. Cherry and Billy J. Gaines, d/b/a, Cherry & Gaines, a partnership, their successors, *heirs and assigns, forever.*

And we *do covenant with the said* W. T. Cherry and Billy J. Gaines, d/b/a, Cherry & Gaines, *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.*

And Johnson Lumber Co., a co-partnership, composed of John M. Johnson, Sr., and John M. Johnson, Jr., *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* W. T. Cherry and Billy J. Gaines, d/b/a, Cherry & Gaines, a partnership, their successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* January, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHNSON LUMBER COMPANY (co-partnership)

By: John M. Johnson Sr.
John M. Johnson, Sr.

By: John M. Johnson Jr.
John M. Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Grace Watson, *a Notary Public in and for said County and State, the within named* John M. Johnson, Sr., and John M. Johnson, Jr., co-partners in JOHNSON LUMBER COMPANY, a partnership,

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 day of* January, *19* 67.

Grace Watson, *Notary Public.*

Commission Expires 4-27-69

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.....

STATE TAX $ 104.00
CORPORATE .50
TOTAL $ 104.50

JAN 5 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHNSON LUMBER CO., a co-partnership composed of John M. Johnson, Sr., and John M. Johnson, Jr. TO

W. T. CHERRY and BILLY J. GAINES, d/b/a, CHERRY & GAINES a partnership

01975

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 5 3 47 PM '68

NOTE BOOK 118 PAGE 97
RECORDING FEE $ 6.00
DEP. REG.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE