THIS INSTRUMENT WAS PREPARED BY

Harlan Dodson, Attorney
NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 4226 PAGE 963

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Gordon N. Brown (NAME:)	Same (NAME:)	Map. 43-16 Par. 44
401 Elm Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Seven Thousand Five Hundred ($7,500.00) ---------- *DOLLARS*
cash in hand paid by Gordon N. Brown, et ux, Ettie O. Brown, receipt of which is hereby acknowledged,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7,500.00. Affiant Gordon N Brown
Subscribed and sworn to before me this 13 day of April 1968
Deputy Register A. Gentry

Athens Development Company
have bargained and sold, and by these presents do transfer and convey unto the said Gordon N. Brown, et ux, Ettie O. Brown, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 9 and 10 of Block "A" on the revised plan of Myatt-Eagan Subdivision of Lot No. 8 and part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office, Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at the corner of Lots Nos. 8 and 9; thence with the line between said two lots northerly 226 feet to the southerly line of Lot No. 11; thence with the said line westerly 92.3 feet to the easterly margin of Eagan Circle; thence with said circle southwardly 184.6 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 26.22 feet to the northerly margin of Old Hickory Boulevard; thence with the said Boulevard eastwardly 106.2 feet to the point of beginning.

Being the same property conveyed to Athens Development Company, a Tennessee corporation, by deed from James T. Reeves and wife, Mary E. Reeves, of record in Book 3161, page 51, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded therefrom, is the following described property which was condemned by the State of Tennessee by judgment, a certified copy of which is of record in Book 4142, page 47, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $_____
Subscribed and sworn to before me, this the _____ day of _____ Affiant
_____ 19____
My commission expires: _____ (Affix Seal) _____ Notary Public

Being part of Lots Nos. 9 and 10 of Block "A" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office, Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of the property of Athens Development Company, said point being also on the common boundary line with Gordon Brown's southwesterly corner; thence running northwesterly 107 feet, more or less, to the point of a curve to the right; thence running around said curve 30 feet, more or less, to a point on Athens Development Company's westerly boundary line; thence running North 12° 53' West 124 feet, more or less, along Athens Development Company's westerly boundary line to a point; thence running easterly around a curve to the right with a radius of 581.20 feet said line being left of the centerline of the proposed highway and running 119 feet, more or less, to a point on Athens Development Company's easterly boundary line; thence running South 18° East 119 feet, more or less, along Athens Development Company's easterly boundary line back to the point of beginning, containing 0.32 acres, more or less.

unimproved (X)
This is improved ( ) property, known as ——— Vandiver Frontage Road, Madison, 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 Gordon N. Brown, et ux, Ettie O. Brown, their *heirs and assigns, forever.*

And it *do* es *covenant with the said* Gordon N. Brown, et ux, Ettie O. Brown, *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,* excepting for taxes for 1968 which have been prorated and assumed by the purchaser and subject to set-back lines, public utility easement described in the plan of record in Book 1424, Page 107, Register's Office, Davidson County, Tenn., and subject to the restrictions set forth in the judgment of record in Book 4142, Page 47, said Register's Office, with respect to ingress and egress

And Athens Development Company *do* es *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Gordon N. Brown, et ux, Ettie O. Brown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 22 *day of* February, *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.*

ATTEST:

Secretary-Treasurer

ATHENS DEVELOPMENT COMPANY

BY: President

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, Joyce Shay *, a Notary Public of the State and County aforesaid, personally appeared* Mary Reeves & Clarence R. Selman *, with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* President and Sec.-Treas. *of the* Athens Development Company *, the within named bargainor, a corporation, and that* t*he* y *as such* President and Sec.-Treas. *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them *self as* President and Secretary-Treasurer.

Witness my hand and seal, at office in Madison, Tennessee *, this* 22nd *day of* February *, 19* 68

Joyce Shay
Notary Public

My Commission Expires August 26, 1969
Commission Expires.....

NOTARY PUBLIC DAVIDSON COUNTY

BOOK 4226 PAGE 966

STATE TAX $ 19.50
PROBATE .50
TOTAL $ 20.00

APR 12 1968

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

WARRANTY DEED

FROM
ATHENS DEVELOPMENT COMPANY

TO
GORDON N. BROWN ET UX

12516

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 12 10 54 AM '68

RECD: BOOK 118 PAGE 571
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