This instrument was prepared by:
Thomas M. Evans, Attorney
Third National Bank Building
Nashville, Tennessee, 37219.

WARRANTY DEED

BOOK 4250 PAGE 362

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. L. Cowan	J. L. Cowan	Map 70-13
(NAME)	(NAME)	
6210 Hillsboro Road	6210 Hillsboro Road	Pcl. 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand and no/100 ($25,000.00) ---
---------- *Dollars,*

cash in hand paid by J. L. Cowan, the receipt of which is hereby acknowledged,

I, NELSON W. HOLT, single,

have this day bargained and sold, and do hereby transfer and convey unto the said

J. L. COWAN

his (~~successors~~), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

A lot or parcel of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkerson, December 29, 1955, as follows:
Beginning at a pin on the southerly right-of-way of the Clarksville Highway, being the northeast corner of the property leased to Pan-Am Southern Corporation; thence southeast 148 feet to a pin to intersection of the Clarksville Highway and the Old Ashland City State Highway No. 12; thence west 180.17 feet to an iron pin, the southeast corner of the property leased to Pan-Am Southern Corporation; thence with Pan-Am Southern's east property line north 33° east 162.43 feet to the point of beginning.

Being part of the property devised to Nelson Woodward Holt by will of Sam Porter Holt, deceased, of record in Will Book 67, page 56, County Court for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 11th day of July, 1968

Affiant

My commission expires: My Commission Expires Nov. 6, 1968 (Affix Seal)

Mary L. Chenault
Notary Public

This is improved (X) property, known as 3201 Clarksville Highway, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to th said

J. L. Cowan

his (~~successors~~),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except lease to Dairy Queen Enterprises, Inc.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. L. Cowan, his

(~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 11th day of July, 19 68 (~~seal~~).

Nelson W. Holt

Nelson W. Holt

BOOK 4250 PAGE 363

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary L. Chenault, *a Notary Public in and for said County and State,* NELSON W. HOLT,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee. this* 11th *day of* July, *19* 68.

Mary L. Chenault *Notary Public*

Commission expired: My Commission Expires Nov. 6, 1968

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.....

Mail: Mgr. Exam 3rd Natl. Bank Bldg.

JUL 11 68	CONV	25,000.00			
JUL 11 68	S'TAX		A*	65.00	
JUL 11 68	PRICEE		A*	.50	
JUL 11 68	MDEED		A*	3.00	* 68.50

A 04825

IDENTIF. REFERENCE

JUL 11 1 29 PM '68

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

NELSON W. HOLT

TO

J. L. COWAN

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE