WARRANTY DEED

BOOK 4284 PAGE 972

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Truxton Corp. (NAME:)	Sydney F. Keeble (NAME:)	Map 51-8
1107 Gallatin Rd (STREET ADDRESS OR ROUTE NUMBER)	Life & Casualty Tower (STREET ADDRESS)	Par. 110
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nash Tenn (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One hundred, sixty-eight thousand and no/100 ($168,000.00)----------*DOLLARS* consisting of Forty-two thousand and no/100 ($42,000.00) Dollars cash, receipt of which is hereby acknowledged, and of Buyer's assumption of Seller's obligations under a Deed of Trust from Seller to Gulf Life Insurance Company, of record in Book 4279, Page 275, R. O. D. C. Tennessee, securing mortgage from Seller to the said Gulf Life Insurance Company in the amount of One hundred, twenty-six thousand and no/100 ($126,000.00) Dollars Reserve Development Company, a Tennessee corporation (herein sometimes called "Seller") has

~~xxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* Truxton Corp., a Tennessee corporation, (herein sometimes called "Buyer") 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 Davidson County, Tennessee, being Lot No. 4, part of a 50 foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right-of-way, all on the plan of Due West Montague, of record in Book 547, Page 115, Register's Office Davidson County, Tennessee, according to a survey of James L. Murphy, Jr. & Co., dated April 8, 1968, not of record, and more particularly described as follows:

BEGINNING on the easterly margin of Gallatin Pike at an iron pin at the southwest corner of the property owned by Ollie Mai Martin; thence South 81° 31'02" East 252.80 feet to a point; thence South 6° 55'58" West 75 feet to a point; thence North 82° 58'23" West 280.95 feet to the easterly margin of Gallatin Pike; thence North 26° 04'54" East 86.14 feet to said iron pin in the easterly margin of Gallatin Road, the point of beginning.

BEING the same real property conveyed to Morris F. Estes and wife, Joyce P. Estes, by Deed from Mattie Ella Hodges and husband, of record in Book 3277, Page 104, R. O. D. C., and the property vested in the said Morris F. Estes and wife by the closing of the said 50 foot abandoned street dedication and the vacation of the Old Gallatin Interurban Railroad right-of-way, as more fully set forth in Council Bill No. 65-666. Including, but excluding therefrom, that portion of the Old Gallatin Interurban Railroad right-of-way lying within 60 feet east of and parallel to the center line of Gallatin Pike, as set out as an easement for highway and utility purposes granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quit-Claim Deed from Ollie Mai Martin, et al, of record in Book 3962, Page 348, said Register's Office.

This instrument prepared by:
Thomas E. Watts, Jr., Attorney at Law
18th Floor Third National Bank Building
Nashville, Tennessee 37219

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 1968.

Notary Public

My Commission expires: January 5, 1972

This is improved ( ) property, known as 1107 Gallatin Road (House Number) (Street) P. O. Address: Madison, Tennessee (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 Truxton Corp. its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Truxton Corp. *that* Seller is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* Reserve Development Company, its successors and ~~heirs~~ *representatives, to warrant and forever defend the title to the said land to the said* Truxton Corp., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 7th *day of* ~~October~~ November, *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.*

Reserve 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, Mary L Chenault, *a Notary Public of the State and County aforesaid, personally appeared* G. William Davis, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Reserve Development 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* 7th *day of* November, *19* 68

Mary L Chenault
Notary Public

Commission Expires November 1, 1972

NOV-88	CONV	90,000.00			
NOV-88	CONV	78,000.00			
NOV-88	S'TAX		B* 436.80		
NOV-88	PR'FEE		B* .50		
NOV-88	W'DEED		B* 6.00	*	443.30

WARRANTY DEED

FROM

Reserve Development Company

TO

Truxton Corp.

A 19987

IDENTIFICATION REFERENCE

Nov 8 10 29 AM '88

FELLERS, DAVIDSON & ANDERSON, ATTORNEYS AT LAW

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE