BOOK 4295 PAGE 409

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Wheeler (NAME:)	Home Federal Savings & Loan Assn. (NAME:)	Map 60-15
118 7th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	710 Gallatin Road (STREET ADDRESS)	Par. 13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3760, page 581, and Book 4213, page 74, Register's Office for Davidson County, Tennessee, I, Grady McKinney Minton Bates, have bargained and sold, and by these presents do transfer and convey unto Charles A. Wheeler, Jr., Miller G. Kimbrough, Albert H. Phillips and L. R. Kavanaugh, as tenants in common in the respective percentages as shown, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described below. The grantees and their respective percentages in ownership of said property are as follows:

Charles A. Wheeler, Jr.	50%
Miller G. Kimbrough	20%
Albert H. Phillips	20%
L. R. Kavanaugh	10%

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

~~have bargained and sold, and by these presents do transfer and convey unto the said heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~

The property conveyed hereby is described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of the Len K. Mart property, as of record in Book 421, page 16, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Dickerson Road as widened, the same being the common corner of Lots Nos. 2 and 3 in said Subdivision; thence westwardly with the dividing line between Lots Nos. 2 and 3, 66 feet to a point; thence northwardly and parallel with the westerly margin of Dickerson Road 50 feet to a point; thence eastwardly and parallel with the dividing line between Lots Nos. 2 and 3, 66 feet to a point in Dickerson Road as widened; thence southwardly with the westerly margin of Dickerson Road as widened 50 feet to the point of beginning.

Being the same property conveyed to R. W. McKinney and wife, Grady McKinney, by deed from James Mason and wife, Norma Jean Mason, of record in Book 2146, page 476, Register's Office for said County, the said R. W. McKinney having since died, and being the same property conveyed to Clifton E. Minton and wife, Grady McKinney Minton by deed from Grady McKinney Minton of record in Book 3000, page 245, said Register's Office, and being the same property vested in Grady McKinney Minton by Decree of the Fourth Circuit Court of record in Minute Book 23, page 406, Circuit Court Clerk's Office for Davidson County, Tennessee, and recorded in Book 1144, page 104, Register's Office for Davidson County, Tennessee.

(CONTINUED)

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 16 day of December 1968

Affiant

My commission expires: 4-2-72 (Affix Seal)

Notary Public

Also conveyed herewith is all equipment in the restaurant located on said property except char-broiler and table. The present stock of the restaurant belonging to Lessee remains in the ownership of the Lessee.

The above described property is conveyed subject to an agreement between James A. Mason and wife, Norma Jean Mason, and R. W. McKinney and wife, Grady McKinney, dated May 4, 1953, filed February 21, 1958, and recorded in Book 2731, page 196, Register's Office for Davidson County, Tennessee.

Grady McKinney Minton is now Grady McKinney Minton Bates.

A 24549

IDENTIF. REFERENCE

DEC 19 10 45 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 19 68	CONV	25,000.00				
DEC 19 68	S'TAX		A*	65.00		
DEC 19 68	MTGE		A*	.50		
DEC 19 68	W'DEED		A*	4.50	*	70.00

unimproved ( )
This is improved ( ) property, known as ..... (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 Charles A. Wheeler, Jr., Miller G. Kimbrough, Albert H. Phillips and L. R. Kavanaugh, their *heirs and assigns, forever.*

And I *do covenant with the said* Charles A. Wheeler, Jr., Miller G. Kimbrough, Albert H. Phillips and L. R. Kavanaugh *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as noted above.

And I, Grady McKinney Minton Bates, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles A. Wheeler, Jr. Miller G. Kimbrough, Albert H. Phillips and L. R. Kavanaugh, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 19th *day of* December, 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.*

Grady McKinney Minton Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard C. Smith, *a Notary Public in and for said County and State, the within named* Grady McKinney Minton Bates,

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

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

Richard C. Smith, *Notary Public.*

Commission Expires 4-26-72.

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.....