This instrument prepared by Wm Thomas McHugh, Attorney
1406 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

BOOK 4298 PAGE 160

WARRANTY DEED

ADDRESS NEW OWNER (OR) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM C. GIFFORD (NAME)	WILLIAM C. GIFFORD (NAME)	14 D 1780
Route #1 (STREET ADDRESS OR ROUTE NUMBER)	Route #1 (STREET ADDRESS)	
White's Creek, Tennessee (CITY) (P. O. ZONE) (STATE)	White's Creek, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of....Ten and 00/100ths - - - - - - - - - - - - - - - - - -

.....($10.00) *DOLLARS*
cash in hand paid, other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the assumption and payment by the Grantee of the unpaid balance of $26,638.25 due under the terms of that certain Installment Deed of record in Book 2700, Page 132, R.O.D.C., Tennessee, and the unpaid balance of $27,095.89 due under the terms of that certain Deed of Trust of record in Book 3540, Page 24, R.O.D.C., Tennessee, CARTEL MOTEL AND RESTAURANT, INCORPORATED, a Tennessee corporation, maintaining principal offices within Davidson County, Tennessee,

hereby swear or affirm that the actual consideration or true value for this ..r, whichever is greater, is $ 46,000. Affiant
..ed and sworn to before me this 6 day of Jan 1969
Deputy Register

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ...WILLIAM C. GIFFORD,.....

.....his.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

"Land in the 14th Civil District of Davidson County, Tennessee, being a tract of land shown on a survey by Hickerson-Miller, Engineers-Surveyors, dated July 10, 1957, said tract being known as 'Cartel Courts', described as follows:
"Beginning at a point on the northerly margin of Tennessee State Highway No.112, said point being the northwest intersection of Old Hickory Boulevard and Tennessee State Highway No. 112, thence with the northerly margin of said Tennessee State Highway No. 112, north 54 degrees 00'west 504 feet, more or less to a point; thence south 48 degrees 43' 375 feet to a point in the westerly margin of Old Hickory Boulevard; thence with the westerly margin of said Boulevard along a slight curve, 333 feet to the beginning of a curve; thence around said curve, with the margin of Old Nickory Boulevard, southwesterly 43 feet, more or less, to the point of beginning, containing 3.5 acres, more or less."

Being the same property conveyed to Cartel Motel and Restaurant, Incorporated, a corporation organized and existing under the laws of the State of Tennessee, by warranty deed from R. G. Mykitta and wife Margaret Elizabeth Mykitta, as the same appears of record in Book 3672, Page 5, Register's Office for Davidson County, Tennessee.

Expressly included in this conveyance are all articles of personalty situated in and upon the above described premises and as are fully and particularly described and itemized within that certain deed of trust heretofore executed by the said R. G. Mykitta and wife Margaret Elizabeth Mykitta as of record in Book 3540, Page 24, R.O.D.C., Tennessee, subsequently assumed by the Grantor herein, Cartel Motel and Restaurant, Inc., within the Warranty Deed from Mykitta and wife to said Cartel Motel and Restaurant, Inc., as of record in Book 3672, Page 5, R.O.D.C., Tennessee, which said instruments are incorporated herein by reference and made a part of this conveyance as fully and completely as though herein again set forth verbatim.

unimproved ( )
This is improved (X) property, known as "Cartel Courts" (House Number) Highway 112, (Street) P. O. Address: Jealtan, Tennessee. (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest **together with the aforementioned personalty** *thereto belonging to the said* **William C. Gifford, his** *heirs and assigns, forever.*

And **Cartel Motel and Restaurant, Inc.** ~~its~~ *covenant with the said* **William C. Gifford, his heirs and assigns,** *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,* **except for the unpaid balance due under that certain Installment Deed of record in Book 2700, Page 132, R.O.D.C., Tennessee, and that certain Deed of Trust of record in Book 3540, Page 24, R.O.D.C., Tennessee, the payment of the respective unpaid balances as hereinbefore recited as to each of said encumberances having been expressly assumed by the Grantee, William C. Gifford.**

And **Cartel Motel and Restaurant, Incorporated, a Tennessee corporation, does** ~~its~~ *further covenant and bind* **itself,** ~~their~~ *and representatives, to warrant and forever defend the title to the said land to the said* **William C. Gifford, his** *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness ~~my~~ *hand this* 24 *day of* **January**, *19* **69**, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CARTEL MOTEL AND RESTAURANT, INCORPORATED

By: [signature]
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, Ruth Laub *, a Notary Public of the State and County aforesaid, personally appeared* RICHARD G. MYKITTA *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cartel Metal and Restaurant, Incorperated *, 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* 2nd *day of* January *, 19* 69

Ruth Laub
Notary Public

Commission Expires April 18, 1971

JAN-63	CONV	46,000.00			
JAN-63	S'TAX		B*	119.60	
JAN-63	PR'FEE		B*	.50	
JAN-63	W'DEED		B*	6.00	* 126.10

WARRANTY DEED

FROM

CARTEL MOTEL AND RESTAURANT, INCORPORATED

TO

WILLIAM C. GIFFORD

Ref: White Cross, Tenn.

A 25733

IDENTIF. REFERENCE

JAN 6 11 19 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE