This instrument prepared by:
C. Edward Coomer, Attorney
708 Stahlman Bldg.
Nashville, Tenn.

BOOK 4301 PAGE 201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Bernhardt, et ux	Charles W. Bernhardt, et ux	
(NAME:)	(NAME:)	Map 57
4941 Buena Vista Pike	4941 Buena Vista Pike	Par. 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($7,500.00) *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged

JAN 10 68	CONV	*7,500.00			
JAN 10 68	S'TAX		A*	19.50	
JAN 10 68	PR'FEE		A*	.50	
JAN 10 68	W'DEED		A*	4.50	* 24.50

We, Howard B. Moore & Archie Frye

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Bernhardt & wife, Angella Goodrich Bernhardt, their heirs & assigns, a one-half (½) interest and to Dan S. Richardson, his heirs & assigns, a one-half (½) interest in & to ~~his~~ ~~and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning at an iron pin in the westerly margin of Buena Vista Pike, said point being the northeast corner of the property conveyed to Lawrence L. Loring and wife of record in Deed Book 4140, page 173, said Register's Office; thence along a line south 69 degrees 30 minutes west, said line being the northern boundry of the said Loring property, a distance of 218.0 feet to an iron pin; thence along a line south 22 degrees 35 minutes east a distance of 422.0 feet to an iron pin in concrete; thence along a line south 72 degrees 20 minutes west a distance of 816.0 feet to an iron pin; thence in a general northerly direction along the rear line of the Bowers' property a distance of 345.0 feet to an iron pin in concrete; thence along a line north 77 degrees 15 minutes east a distance of 112.0 feet to a concrete monument; thence along a line north 63 degrees 15 minutes east a distance of 170.0 feet to an iron pin in concrete, thence along a line north 53 degrees 00 minutes east a distance of 461.5 feet to an iron pin; thence along a line north 67 degrees 00 minutes east a distance 206.0 feet to an iron pin in the westerly margin of Buena Vista Pike; thence along a line south 27 degrees 35 minutes east, same being the westerly margin of Buena Vista Pike, a distance of 100.0 feet to the point of beginning, containing 7.75 acres more or less.

This conveyance is made subject to an easement to construct, operate and maintain a pipe line with rights of ingress and egress thereto granted Tennessee Natural Gas Lines, Inc. by R. B. Beal and wife, by instrument dated October 31, 1945, filed November 13, 1945,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Affiant

Subscribed and sworn to before me, this the 10 day of Jan. 1968

My commission expires

(Affix Seal)

Notary Public

and recorded in Book 1334, page 116, Register's Office for Davidson County, Tennessee; and an easement for right of way of Buena Vista Pike lying within boundaries of premises.

Being part of the same property conveyed to Howard B. Moore and Archie Frye by deed from R. B. Beal and wife, Elizabeth C. Beal of record in Book 4196, page 135, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Buena Vista Pike (House Number) (Street) Nashville, Tennessee (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 W. Bernhardt & wife, Angella Goodrich Bernhardt and Dan S. Richardson, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles W. Bernhardt & wife, Angella Goodrich Bernhardt and Dan S. Richardson *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Howard B. Moore and Archie Frye *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 1st *day of* 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.*

Howard B. Moore
Howard B. Moore

Archie Frye
Archie Frye

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EDWARD Coomer, a Notary Public in and for said County and State, the within named Howard B. Moore and Archie Frye

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

Witness my hand and official seal at Nashville, Tennessee, this 1ST day of NOVEMBER, 19 68

Edward Coomer, Notary Public.

Commission Expires 11-12-69

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 .

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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 .