BOOK 4313 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. G. Hill Realty Co. (NAME:)	H. G. Hill Realty Co. (NAME:)	15D-10350
500 Second Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	500 Second Avenue, North (STREET ADDRESS)	Map. 72-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Plat. 101 pw

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *DOLLARS* cash in hand paid by H. G.Hill Realty Company and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Zona B. Robinson, [redacted],

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert, & Frank
SEVENTH FLOOR
Third National Bank Building
Nashville, Tennessee 37219
By [signature]

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ [illegible] which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Emery, Agent

Subscribed and sworn to before me this the 26th day of [illegible], 196[illegible].

[signature]

My commision expires: My Commission Expires April 21, 1971

[illegible] *have bargained and sold, and by these presents do transfer and convey unto the said* H. G. Hill Realty Company, its successors [illegible] *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 the west 50 feet of Lot No. 178 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of McChesney Avenue and runs back between lines, 205 feet on the east line and 220 feet on the west line to a dead line on which it measures 129.7 feet.

Being the same property conveyed to Zona B. Robinson by deed from Walter T. Sullivan and wife, of record in Book 4179, page 720, Register's Office for said County.

The following described easement for ingress and egress is hereby reserved over the above described land for the sole and exclusive use of H. G. Hill Realty Company, its successors and assigns, and the present and future owners of the adjoining property designated as parcels 98 and 99 on the Davidson County property map, Sheet No. 72-3 and known as City Numbers 3612-3614 Gallatin Road, Nashville, Tennessee, and the respective tenants, employees and invitees of the owners of the property herein conveyed and said other property, to-wit:

A strip of land 20 feet in width, more particularly described as follows:

Beginning at a point on the southerly margin of McChesney Avenue, said point being the northwest corner of the property herein conveyed, and running thence southwestwardly with the northwestern boundary line of said property, 164 feet more or less, to a point, said point being the southeasterly corner of said parcel on the Davidson County property map, Sheet No. 72-3; and running thence easterly parallel with the southerly

margin of McChesney Avenue, a distance of 20 feet, to a point, thence northeasterly and parallel with the northwesterly boundary line of the property herein conveyed, 164 feet more or less, to a point in the southerly margin of McChesney Avenue; thence westerly with the southerly margin of McChesney Avenue, a distance of 20 feet, to the point of beginning.

Said easement shall remain in full force and effect until abandoned or terminated by the mutual consent of the present or future owners, their heirs, successors, or assigns, of the respective parcels of land for the benefit of which said easement is created. H. G. Hill Realty Company, its successors and assigns, shall not be liable or responsible to repair or maintain said 20 foot strip or be liable for injury or damage to person or property sustained in, on or about said easement or strip of land in any event whatsoever and nothing in this deed contained shall be construed as a dedication of said strip of land for public use.

FEB27'69	CONV	15,000.00			
FEB27'69	S'TAX		B*	39.00	
FEB27'69	PRTFEE		B*	.50	
FEB27'69	MTGDEED		B*	4.50	* 44.00

unimproved (_)
This is improved (X) property, known as 1108 McChesney Avenue, Nashville, Tennessee 37216
(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 H. G. Hill Realty Company, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* H. G. Hill Realty Company, its successors and assigns, *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.*

And I, Zona B. Robinson *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. G. Hill Realty Company, its successors and ~~heirs and~~ *assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 21 *day of* February, 1969. ~~x~~ ~~The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Zona B. Robinson

FLORIDA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
BROWARD

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Zona B. Robinson, ~~a widow~~,

.....

.....

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~~ Fort Lauderdale Florida ~~Tennessee~~, *this* 21

day of February, 1969.

Ruth M. Slack, *Notary Public.*

Commission Expires Notary Public, State of Florida at Large ~~My Commission Expires Jan. 3, 1973~~
Bonded By American Fire & Casualty Co.

STATE OF.....
COUNTY OF.....

A 3 1 8 6 5
IDENT. REFERENCE
FEB 27 10 30 AM '69
FELIX Z. HILL REGISTER
DAVIDSON COUNTY, TENN.

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.....