This instrument was prepared by ERVIN M. ENTREKIN, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4314 PAGE 341

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MILLWOOD DEVELOPMENT CO. (NAME)	Same as new owner (NAME)	Map. 106
1276-A Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 79-81
Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of ------TEN and no/100----------

----------($10.00)---------- *DOLLARS*
cash in hand paid by Henry Hudson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by Henry Hudson to assume and agree to pay the unpaid balance of a loan in the original principal amount of $107,916.67 secured by deed of trust from John William Thoni, et ux, to C. Hayes Cooney, Trustee, of record in Book 4171, page 211, Register's Office for Davidson County, Tennessee; and a loan in the original principal amount of $60,000.00 secured by deed of trust from John William Thoni, et ux, to Vaden Lackey, Trustee, of record in Book 4167, page 314, said Register's Office; and to an unsecured note in the original principal amount of $43,000.00 made by John W. Thoni to First American National Bank of Nashville, all as to tract 2; and a contribution of capital to a joint venture as to tract 1.

MAR-3[illegible]	CONV	90,000.00		
MAR-3[illegible]	CONV	90,000.00		
MAR-3[illegible]	CONV	20,000.00		
MAR-3[illegible]	S'TAX		A* 520.00	
MAR-3[illegible]	PR'FEE		A* .50	
MAR-3[illegible]	W'DEED		A* 4.50	* [illegible]

JOHN WILLIAM THONI and wife, LOUISE FLURY THONI, and HENRY HUDSON
.....*have bargained and sold, and by these presents do transfer and convey unto*
the said MILLWOOD DEVELOPMENT COMPANY, a joint venture composed of John William Thoni and wife, Louise Flury Thoni, as to one half and Henry Hudson as to one half, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*
Two tracts of land in Davidson County, Tennessee described as follows:
Tract 1: A tract of land in the Third, formerly Fifteenth, Civil District of Davidson County, Tennessee, beginning at a point in the center line of Murfreesboro Turnpike opposite an iron pin which is located at the southwest corner of the property conveyed to Joseph Thomas Hester, et al, by deed of record in Book 1011, page 318, Register's Office for said County; thence crossing said pike in a northeasterly direction to said iron pin at Hester's southwest corner; thence along Hester's west line North 45° East 125 feet to an iron pin, Hester's northwest corner; thence along Hester's north line South 49° East 100 feet to a point in the west line of the property conveyed to John Thoni by deed of record in Book 356, page 377, said Register's Office, in a fence line, said point being also North 45° East 125 feet from the margin of the Murfreesboro Pike; thence along said Thoni's west line North 45° East 441 feet more or less, to a post and continuing with the same and along a fence North 29 1/2° East 1428 feet to a point in the center of Mill Creek; thence with the center of the same North 38 1/2° West 477 feet to a point; thence leaving said creek South 29 1/2° West 2090 feet to a point in the center line of the Murfreesboro Pike; thence with the center line of the same South 49° East 210 feet to the point of beginning, containing 20 acres less a strip 100 x 125 feet conveyed to Joseph Thomas Hester, et al, by deed of record in Book 1011, pg. 318, said Register's Office.
BEING the same real property conveyed to John William Thoni and wife, Louise Flury Thoni by deed from Goldie Mai Santi Smith and husband, Eugene Otto Smith, of record in Book 1261, page 574, said Register's Office.
Tract 2: Beginning at a point 78 feet southeast of the northwest end of the U.S. 70-S Highway concrete bridge over Mills Creek, being the center point of Mills Creek at the middle of the Old Murfreesboro Turnpike, North 50° 15'

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 200,000.00

Subscribed and sworn to before me, this the 2 day of February 19 69

Affiant

My commission expires: 1-29-70 (Affix Seal)

Notary Public

West 360.25 feet to a point; thence North 44° 39' 30" East 537.84 feet to an iron stake; thence North 29° 30' East 1472.00 feet to a point in the center of Mills Creek; thence South 27° 28' 40" East 618.31 feet to a point in the center of said creek; thence South 4° 02' 10" West 119.49 feet to a point in the center of said creek; thence South 32° 47' 50" West 163.19 feet to a point in the center of said creek; thence South 51° 06' 30" West 873.47 feet to a point in the center of said creek; thence South 31° 44' 30" West 635.80 feet to the point of beginning, containing 17.00 acres, described according to a survey by Wm. C. Parrish, Engineer, dated 5-29-67.
BEING the same real property conveyed to John William Thoni and wife, Louise Thoni by deed of Carl Edward Thoni, Sr., et al, of record in Book 4171, page 206, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE is subject to easement for sewer to the Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 3531, page 588, said Register's Office.

A 3 2 3 3 1

IDENTIF. REFERENCE

MAR 3 2 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 MILLWOOD DEVELOPMENT COMPANY, its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* MILLWOOD DEVELOPMENT COMPANY, *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.,* except as noted above.

And we, John William Thoni and wife, Louise Thoni, and Henry Hudson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* MILLWOOD DEVELOPMENT COMPANY, its successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* February, *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.*

JOHN WILLIAM THONI

LOUISE FLURY THONI

HENRY HUDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NANCY P WILLIAMS, a Notary Public in and for said County and State, the within named John William Thoni and Louise Flury Thoni, and Henry Hudson

the bargainor**s**, 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 24th day of February, 1969.

Nancy P Williams, Notary Public.

Commission Expires January 29, 1970

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....., 1 .....

....., 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 purp.. 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.....