BOOK 1320 PAGE 207

THIS INSTRUMENT WAS PREPARED BY
HARLAN Dossett, Attorney
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Bruce E. Griffith	(Same)	Map 71-2
5000 - Brentview ~~Drive~~ Court (STREET ADDRESS OR ROUTE NUMBER)	5000 Brentview Court (STREET ADDRESS)	Par. 71,72,73, and 74
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37220 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 ($125,000.00) ---------- *DOLLARS*

paid by Bruce E. Griffith, et ux, Mildred F. Griffith, by assumption of mortgage of record in Book 4111, Page 711, Register's Office, Davidson County, Tennessee, by purchasers and payment of Eighty-Six Thousand Six Hundred Sixty-Four and 91/100 ($86,664.91) Dollars in cash, receipt of which is hereby acknowledged, we, Harlon J. Kimbro, et ux, Helen S. Kimbro,

MAR25	CONV	90,000.00			
MAR25	CONV	35,000.00			
MAR25	S'TAX		A*	325.00	
MAR25	PR'FEE		A*	.50	
MAR25	W'DEED		A*	.50	
MAR25	W'DEED		A*	4.00	* 330.00

have bargained and sold, and by these presents do transfer and convey unto the said Bruce E. Griffith, et ux, Mildred F. Griffith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 12th Civil District Davidson County, Tenn.
Being part of Lots Nos. 13, 14, 15 and 16 on the Plan of E. C. Scruggs 2nd Avondale Addition, as of record in Book 161, Page 60, in the Register's Office Davidson County, Tenn.
Lots Nos. 13 and 14 being recorded in Deed Book 1345, Page 246, Lot No. 15 in Deed Book 655, Page 52, and Lot No. 16 in Deed Book 3974, Page 605, in the Register's Office Davidson County, Tenn.
Beginning at an iron pin in the westerly margin of Brick Church Pike and the southerly margin of Avondale Circle, thence with the west margin of Brick Church Pike, run S 17° 11' E 152.5 feet to an iron pin; thence S 02° 52' W 58.55 feet to an iron pin; thence leaving said right of way line run S 72° 10' W 108.15 feet to an iron pin; thence N 17° 06' W 217.0 feet to an iron pin, said pin being located in the southerly margin of Avondale Circle; thence with the said right of way line run N 76° 30' E 128.12 feet to the point of beginning.
Being the same property conveyed to Harlon J. Kimbro, et ux, Helen S. Kimbro, by deeds of record in Book 4048, Page 241, and Book 4111, Page 711, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 24 day of March, 1969

Bruce E Griffith Jr
Affiant

My commission expires: August 15, 1972 (Affix Seal)

S. S. Wright
Notary Public

The foregoing property is leased to The American Oil Company, a Maryland corporation, with its main business office at 910 South Michigan Avenue, Chicago, Illinois, by lease dated December 15, 1966, copy of which has been furnished to purchaser. Under the agreement made in conjunction with said lease between the grantors herein and The American Oil Company, copy of which has been furnished to purchasers, and especially Paragraph 3(b) of said agreement, it is provided that if Lessor desires to sell the said premises, The American Oil Company has the first option to purchase the same which said purchase option has been waived in writing to accommodate this sale, but it is understood that the property is transferred subject to said lease and agreement and all conditions thereof, all as contained in said lease and agreement.

A 34933

IDENTIF. REFERENCE

MAR 25 1 08 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is improved ( ) property, known as Brick Church Pike at Avondale Circle, Nashville, Tenn.
(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 Bruce E. Griffith, et ux, Mildred F. Griffith, their *heirs and assigns, forever.*

And we *do covenant with the said* Bruce E. Griffith, et ux, Mildred F. Griffith *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,* excepting for 1969 taxes which have been prorated and are assumed by the purchasers and as recited above, and the mortgage assumed by purchasers.

And we, Harlon J. Kimbro, et ux, Helen S. Kimbro, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bruce E. Griffith, et ux, Mildred F. Griffith, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* [illegible] *day of* [illegible], *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.*

Harlon J. Kimbro

Helen S. Kimbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margaret M. Solomon, a Notary Public in and for said County and State, the within named Harlon J. Kimbro, et ux, Helen S. Kimbro

the bargainor, 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 21st day of March, 1969.

Margaret M. Solomon, Notary Public.

Commission Expires May 12, 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, 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.