This deed was prepared by Lowe Watkins, attorney 14th floor American Trust Bldg Nashville Tenn

WARRANTY DEED BOOK 4320 PAGE 231

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers
(Name)	(Name)	Map 145
Ervin Sain	Security Fed. Sav.& Loan	Par 27
215 Blanton, Nashville, Tenn.	500 Union,St.,Nashville,Tenn.	

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by ERVIN T. SAIN and SUSAN SAIN WARD, and other good and sufficient considerations, the receipt of all of which is hereby acknowledged, We, MERRILL SUGG CARTER, JANE CARTER KERN and MARGARET CARTER ZIEMAN have bargained and sold, and by these presents do transfer and convey unto the said ERVIN T. SAIN and SUSAN SAIN WARD, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made June 4, 1938, by Blanchard and Parrish, Surveyors, as follows:

Beginning at a point in the center line of the right-of-way of the Granny White Pike, as now located, at the intersection of the center line of the old Granny White Pike, being the northeast corner of this tract and the southeast corner of the land belonging to Phillips and wife; thence with the center line of said Granny White Pike, as now located, south 11°10' west 600 feet to a spike in the center line of said Road; thence leaving said Road, north 85° west 900 feet to a stake; thence north 3°39' west 326.9 feet to a stake, north 0°53' west 445.4 feet to a stake; thence south 75° 54' east 1072.8 feet to the point of beginning, containing 15.38 acres.

Said property was devised to Jane Carter Kern, Merrill Sugg Carter and Margaret Carter Zieman, by Will of Dollie Sugg Carter of record in Will Book 91, page 302, Probate Court for said County, being the same property conveyed to Dollie Sugg Carter by Elmo Phillips and wife by deed of record in Book 1088, page 78, Register's Office of Davidson County, Tennessee.

This is improved property, known as 5059 Granny White Pike, Nashville, Tennessee.

This conveyance is made subject to the following:

1. 1969 taxes which have been prorated and assumed by Grantees.

2. Easement for water main granted by Jessee Overton, et al, to Winston Baird, of record in book 465, page 179, Register's Office for Davidson County, Tennessee.

3. Easement for water main granted by Evaline Overton, et al to Winston Baird, of record in book 460, page 170, Register's Office for Davidson County, Tennessee.

4. Easement for roadways granted by John Overton and wife, to Martha N. Noel, of record in book 723, page 610, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Granny White Pike lying within boundaries of premises as herein described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The undersigned GRANTORS convey, covenant and warrant each for himself, or herself, alone and not one for another, and subject to the encumbrances noted.

WITNESS our hands this 20th day of March, 1969.

Jane Carter Kern

Merrill Sugg Carter

Margaret Carter Zieman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. R. Grimes Jr., a Notary Public in and for said County and State, the within named Merrill Sugg Carter, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 1969.

L. R. Grimes Jr.
Notary Public

My commission expires:
10-18-69

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. R. Grimes Jr., a Notary Public in and for said County and State, the within named Margaret Carter Zieman, 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 this 24th day of March, 1969, at Nashville, Tennessee.

L. R. Grimes Jr.
Notary Public

My commission expires:
10-18-69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 60,000.00.

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

Notary Public

My commission expires: April 15, 1971.

STATE OF ILLINOIS)
COUNTY OF COOK)

BOOK 4320 PAGE 232

Personally appeared before me, Elizabeth Bostrand a Notary Public in and for said County and State, the within named Irene Custer Kern, 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 Palatine, Illinois, this 20 day of March, 1969.

Elizabeth Bostrand
Notary Public

My commission expires:
2-23-73

A 34943

IDENTIF. REFERENCE

MAR 25 2 01 PH '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR25	CONV	60,000.00			
MAR25 S'TAX			A*	156.00	
MAR25 PR'FEE			A*	.50	
MAR25	W'DEED		A*	4.50	* 161.00