BOOK 4324 PAGE 150 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Wm H. Ware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Oct. 19 69.

J. T. Preston
Notary Public

MY COMMISSION EXPIRES: March 11 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr. Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Action Enterprises, Inc. Don H. Ware, Pres. (NAME)	Lovell & Malone (NAME)	2Da-51680
1321 Vultee Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4th Ave. N. at Deadrick (STREET ADDRESS)	Map 107-14
Nashville, Tenn 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 162

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred Allen and wife, Lorene Y. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don H. Ware, President Action Enterprises Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 93 on the Map of Miro Meadows as of record in Book 1424, pages 95, Register's Office for said County.

Said Lot No. 93 fronts 70 feet on the westerly side of McGavock Pike, and runs back between parallel lines 143 feet on a dead line.

Being the same property conveyed to Fred Allen and wife, Lorene Y. Allen by deed from Harry T. Betty and wife, Emma Neely Betty as of record in Book 4262, page 342, Register's Office for said County.

This conveyance is made subject to a first mortgage of record in Book 1705, page 279, Register's Office for said County, payable to Lovell and Malone Co., Nashville, Tennessee. Said loan has since been assigned to Union Trust Co. as of record in Book 2686, page 577, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1710, page 183, Register's Office for said County; and also a ten-foot easement for public utility purposes along rear line of premises, 40 foot building setback line from McGavock Pike, and conditions of owners certificate as shown on plan in Book 1424, pages 94 and 95, Register's Office, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and *

This is ( ) unimproved ( ) improved property, known as 1013 McGavock Pike (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 1 day of ~~February~~ Oct, 19 69

Fred Allen

Lorene Y. Allen

* approved, and not then if less area results than established by restrictions on property

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, N. T. Buckley, a Notary Public in and for said County and State, the within named Fred Allen and wife, Lorene Y. Allen

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 1 day of ~~February~~ April 1969

Commission expires March 11, 1973

N. T. Buckley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

Mail to: Fred Allen Realty Co.
1327 Dublin Blvd.
Maryville, Tenn 37217

WARRANTY DEED

FROM
Fred Allen, et ux

TO
Action Enterprises, Inc.
Don H. Ware, President

A 36608

IDENTIF. REFERENCE

APR 9 9 34 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-9[illegible]	CONV	15,500.00				
APR-9[illegible]S'TAX			B*	40.30		
APR-9[illegible]PR'FEE			B*	.50		
APR-9[illegible]	W'DEED		B*	3.00	*	43.80