WARRANTY DEED

BOOK 4331 PAGE 905

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl P. Gardner	Carl P. Gardner	Map 103-1
(NAME:) Old Hickory Blvd	(NAME:) Old Hickory Blvd	Par. 137
(STREET ADDRESS OR ROUTE NUMBER) Brentwood	(STREET ADDRESS) Brentwood	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, T. M. GRINNELL, TRUSTEE,

have bargained and sold, and by these presents do transfer and convey unto the said CARL P. GARDNER, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 1 on the Plan of the Resubdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in book 3842, page 266, Register's Office for said County, described as follows:

Beginning at a concrete monument on the southeasterly right-of-way of Charlotte Pike, said point being 454 feet northeast from the extended centerline of American Road; thence with said right-of-way, North 43° 40' East 50.00 feet to an iron pin; thence leaving said right-of-way, South 46° 20' East 200 feet to an iron pin; thence South 43° 40' West 50 feet to a concrete monument; thence North 46° 20' West 200 feet to the point of beginning.

Being part of the property conveyed to T. M. Grinnell, Trustee, with full power, by deed from David Lipscomb College, as of record in book 4293, page 485, said Register's Office.

This conveyance is made subject to owner's certificate, a 30-foot setback line from Charlotte Pike, a 10-foot easement for utilities across the rear and a proposed street right-of-way 15 feet wide across the front of the lot, as shown on plan of record in book 3842, page 266, Register's Office for Davidson County, Tennessee.

This instrument prepared by:
I. R. Schulman, Attorney
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 8th day of May, 19 69

T. M. Grinnell
Affiant
Trustee

My commission expires: April 25, 1970.

I. R. Schulman
Notary Public

(Affix Seal)

COUNTY

This is unimproved (X) improved ( ) property, known as ..... Nashville, Tennessee
(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 CARL P. GARDNER, his ..... *heirs and assigns, forever.*

And I *do covenant with the said* Carl P. Gardner, his ..... *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,* except by taxes for the year 1969, which have been prorated and shall be paid by the Grantor, and owner's certificate, easements, as hereinabove set forth, subject to which this conveyance is executed.

And I, T. M. Grinnell, Trustee, *do further covenant and bind* myself, my successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Carl P. Gardner, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* May, *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.*

T. M. Grinnell Trus
T. M. Grinnell, Trustee

BOOK 4331 PAGE 907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, *a Notary Public in and for said County and State, the within named* T. M. Grinnell, Trustee,

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* 8th *day of* May, *19* 69.

L. D. Richards, *Notary Public.*

Commission Expires April 25, 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.....

MAY-9	CONV	30,000.00				
MAY-9	S'TAX		B*	78.00		
MAY-9	PR'FEE		B*	.50		
MAY-9	W'DEED		B*	6.00	*	84.50

WARRANTY DEED

FROM

T. M. Grinnell, Trustee

TO

Carl P. Gardner

A 40065

IDENTIF. REFERENCE

MAY 9 2 52 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE