148.00

FROM: DARTHEA COLEMAN
MARY T. GORHAM
HARLIN TUCKER

TO: BUENA VISTA MANOR APARTMENTS, a partnership, composed of ROBERT D. SHORT, JR. JAMES M. FISCHER, JR. W. E. BUIST, JR.

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This Instrument Prepared by:
BAILEY, EWING, [illegible], Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as Follows:
Buena Vista Manor Apartments

Send Tax Bills to:
Guaranty Mortgage Co.
316 Union Street
Nashville, Tenn. 37201

Map-Parcel Nos.
Map 70-9
Par. 139

A 40599

IDENTIF. REFERENCE

MAY 15 9 01 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1969.

Notary Public

My comm. expires: 10-28-71

For and in consideration of the sum of Fifty-Five Thousand and No/100 Dollars ($55,000.00) paid in cash by BUENA VISTA MANOR APARTMENTS, a partnership, composed of ROBERT D. SHORT, JR., JAMES M. FISCHER, JR., and W. E. BUIST, JR., hereinafter called "GRANTEE", to DARTHEA COLEMAN, MARY T. GORHAM, and HARLIN TUCKER, hereinafter called "GRANTORS", receipt of which is hereby acknowledged, we, the said Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantee, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described, according to a survey made by J. R. Wauford & Company, dated February 18, 1969, Revised February 21, 1969, as follows:

BEGINNING at a bottle cap in the centerline of Buena Vista Pike, said point being approximately 135 feet northeast from the centerline of Kirk Avenue; thence with a centerline of Buena Vista Pike the following: North 30° 55' East 230.09 feet to a bottle cap; thence north 31° 48' east 104.31 feet to a bottle cap; thence North 34° 01' east 97.77 feet to a bottle cap; thence North 37° 59' east 99.75 feet to a bottle cap; thence North 44° 15' east 101.84 feet to a bottle cap; thence North 49° 00' east 102.42 feet to a bottle cap; thence North 54° 43' east 98.15 feet to a bottle cap; thence North 60° 01' east 96.32 feet to a bottle cap; thence North 63° 45' east 101.07 feet to a bottle cap; thence North 66° 37' east 105.86 feet to a bottle cap; thence North 67° 21' east 246.24 feet to a bottle cap; thence North 66° 24' east 65.63 feet to a bottle cap; thence leaving said centerline with the remains of an old fence and passing an iron pin being a reference point at 942.40 feet, South 35° 00' east, 1,017 feet more or less to the low water line of the Cumberland River; thence with the meanders of the low water line of the Cumberland River and in a general southwesterly direction 990 feet more or less to its intersection with a drain; thence leaving

said low water line and with the meanders of the centerline of said drain and in a general northwesterly direction 819 feet more or less to an iron pin; thence leaving said drain and with the remains of a stone wall, north 59° 09' west 410.07 feet to a bottle cap in the center line of Buena Vista Pike, being the point of beginning, and containing 33.72 acres more or less.

There is within the above described property a flowage easement to the U. S. A., as recorded in Book 2148, page 141, Register's Office for said County, said easement extends from the above mentioned high water line of the Cumberland River to the meanders of the 392 contour line and is generally 30 feet in width extending throughout the length of the property.

Being property devised to Darthea Coleman, Mary T. Gorham and Dr. Harlin Tucker, as devisees under the Will of Ada H. Tucker, deceased, whose Will is of record in Will Book 84, page 284, Probate Office for Davidson County, Tennessee.

The above conveyance is expressly subject to the following:

1. Taxes for the year 1969, and payment therefor expressly assumed by Grantees.

2. Easement for utilities along the southerly margin of Buena Vista Pike, as located on the survey made by J. R. Wauford & Co., dated February 18, 1969, and revised February 21, 1969.

3. Easement for drains, one partly on the southwesterly boundary extending from the Buena Vista Pike to the River and the other across the northeasterly part extending from Buena Vista Pike from a 3-foot stone culvert.

4. Title to that portion of the premises embraced within the bounds of any roads or highways.

This is unimproved property.

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, the said Grantors, 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, except as aforesaid.

And we, the said Grantors, 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.

Witness our hands this 25th day of March, 1969.

Harlin Tucker

Mary T. Gorham

Darthea Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Robert B. Cooter, a Notary Public in and for said County and State, the within named Harlin Tucker, 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 12th day of March, 1969.

Robert B. Cooter
Notary Public

My comm. expires: 1/29/73

STATE OF LOUISIANA
PARISH OF

Personally appeared before me, William E. Shaddock, a Notary Public in and for said Parish and State, the within named Mary T. Gorham, 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 Lake Charles, Louisiana, this 20th day of March, 1969.

Notary Public

My comm. expires: at Death

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert B. Cooter, a Notary Public in and for said County and State, the within named Darthea Coleman, 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 NASHVILLE, TENNESSEE, this 25th day of March, 1969.

Robert B. Cooter
Notary Public

My comm. expires: 1/29/73

MAY 15 CONV 55,000.00 A* 143.00
MAY 15 S'TAX A* .50
MAY 15 PRTEE
MAY 15 W'DEED A* 4.50 * 148.00