This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. R. Davidson, Jr. et al	Davidson Equipment, Inc.	Map 105-10
(NAME:)	(NAME:)	Par. 76
723 Argyle Avenue	723 Argyle Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 4319 PAGE 229

For and in Consideration of the sum of TEN and no/100 ($10.00) ----------

----------*DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, I,

W. R. Davidson, *have bargained and sold, and by these presents do transfer and convey unto* ~~my said~~ William Ransom Davidson, Jr., Betsy Lou Cameron, and Diane Dioguardi, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 34, 35, 36 and the westerly part of Lot No. 37 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 94, Register's Office for said County, said tract of land being more specifically described as follows:

BEGINNING on the southerly margin of Argyle Avenue, formerly Satterwhite Street, at the corner of lots Nos. 33 and 34; thence with said Avenue, eastwardly 327.74 feet, more or less, to the northwest corner of the property conveyed to the Louisville and Nashville Railroad Company by deed from Mary T. Warner, of record in Book 360, page 508, said Register's Office; thence with the westerly line of said Railroad property, southwardly 234.46 feet, more or less, to the northerly margin of an alley; thence with said alley, westwardly 393.6 feet, more or less, to the corner of lots 33 and 34; thence with the line between said two lots, northwardly 225 feet to the beginning.

BEING that property in which an undivided one-half interest was conveyed to W. R. Davidson by deed from B. E. Woodward, dated September 2, 1954, filed September 9, 1954, and recorded in Book 2297, page 281, said Register's Office, and in which the other undivided one-half interest was conveyed to W. R. Davidson by deed from Madison P. Jones, dated September 4, 1963, filed September 4, 1963, and recorded in Book 3616, page 185, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the FIRST day of June, 1969

W. R. Davidson
(Affiant)

My commission expires: 5-27-73
(Affix Seal)

James K. Cokoon
Notary Public

And Grantor does further hereby assign, transfer and convey to Grantees all of his right, title and interest in and to any leases or other agreements upon or pertaining to said property and Grantees hereby assume any obligations of the Grantor under any such leases or other agreements.

This is unimproved ( ) improved (X) property, known as 723 Argyle Avenue (House Number) (Street) Nashville, Tennessee 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 William Ransom Davidson, Jr., Betsy Lou Cameron, and Diane Dioguardi, their *heirs and assigns, forever.*

And I *do covenant with the said* William Ransom Davidson, Jr., Betsy Lou Cameron and Diane Dioguardi *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 for easement for sanitary sewer granted to City of Nashville by B. E. Woodward, et al, across Lot No. 34 of said premises, as set out in instrument of record in Book 2293, page 638, R.O.D.C., Tennessee, and real property taxes for 1969 which are payable by the lessee, Davidson Equipment, Inc.

And I, W. R. Davidson *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Ransom Davidson, Jr., Betsy Lou Cameron, and Dioguardi, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* June, *1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. R. Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James B. Cohron, a Notary Public in and for said County and State, the within named W. R. Davidson

the bargainor, with whom I am personally acquainted, and who acknowledged that he has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this FIRST day of June, 19 69.

James B. Cohron, Notary Public.

Commission Expires 5-27-73.

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 .

JUL 14	CONV	75,000.00			
JUL 14	STAX		C*	195.00	
JUL 14	PRTEE		C*	.50	
JUL 14	MDEED		C*	6.00	* 201.50

WARRANTY DEED

FROM

W. R. DAVIDSON

TO

W. R. DAVIDSON, JR., BETSY LOU CAMERON AND DIANE DIOGUARDI

RUSH

A 47473

IDENTIF. REFERENCE

JUL 14 1 55 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