BOOK 4351 PAGE 691

WARRANTY DEED

6D - C/4.C

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Frank, Jr. (NAME:)	Same (NAME:)	160/26
Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIXTY-FIVE THOUSAND and NO/100 ---------- ----------($65,000.00)---------- *DOLLARS* cash in hand paid by Richard H. Frank, Jr., and wife, Katherine B. Frank, receipt of which is hereby acknowledged,

we, Warren McAllister Deacon and wife, Martha Deacon, *have bargained and sold, and by these presents do transfer and convey unto the said* Richard H. Frank, Jr., and wife, Katherine B. Frank, 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 6th, formerly 8th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 8 on the map of D. C. Kelley's Subdivision of the Scales and Wilkinson Lands, Brentwood, Tennessee, as of record in Book 421, page 13, Register's Office for said County, described as follows:

Beginning in the center of a road leading east from the Franklin Pike at a point 158.8 feet east of the corner of Lots Nos. 7 and 8, being the northeast corner of the property conveyed to H. V. Hopton by deed from Martha S. Proctor and husband, of record in Book 539, page 484, said Register's Office; thence with his east line, south 2° west 1100 feet, more or less, to the north line of Lot No. 9, said Hopton's southeast corner; thence with the north line of Lot No. 9, south 86-3/4° east 534.7 feet to the corner of Lots Nos. 8 and 9, being the west line of the property formerly owned by W. L. Granberry; thence with his west line, north 1° east 1097 feet to the center of said road; thence with the center of said road, north 85° west 517.2 feet to the beginning, containing 13.16 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me this the 10 day of July, 1974

Affiant

My commission expires January 24 1973 (Affix Seal)

Notary Public

Being the same property devised to Warren McAllister Deacon by will of Florence Webster Deacon, deceased, of record in Will Book 55, page 467, County Court for said County.

There is also included in this conveyance, as a part of the property and rights therein conveyed, an easement or right-of-way to the above described property through the tract of parcel of land lying on the east of the above described tract herein conveyed. This easement or right-of-way consisting of a road and concrete bridge jointly constructed by Florence Webster Deacon and S. E. Freeland, running from the county road known as Hill Road on the north of said property in a southerly direction along the side of and east of the line fence between the said properties, for a distance of about 400 feet, thence over a concrete bridge, thence in a southwestern direction about 100 feet back into the property hereinabove described and conveyed under this deed.

Martha Deacon, wife of Warren McAllister Deacon, hereby joins in this conveyance in release of dower and to convey any and all rights or claims in the property herein conveyed which she might have.

unimproved ( )
This is improved (X) property, known as ..... Hill Road, Brentwood, 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 Richard H. Frank, Jr., and wife, Katherine B. Frank, their *heirs and assigns, forever.*

And we *do covenant with the said* Richard H. Frank, Jr., and wife, Katherine B. Frank *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 for taxes for the year 1969, which are assumed by grantees.

And we, Warren McAllister Deacon and wife, Martha Deacon, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard H. Frank, Jr., and Katherine B. Frank, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 12th *day of* July, 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.*

This instrument was prepared in the
office of Barksdale, Whalley, Leaver
Gilbert & Frank
SEVENTH FLOOR
Third National Bank Building
Nashville, Tennessee 37219

W. McAllister Deacon
Martha Mac Deacon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert David Lubawski, a Notary Public in and for said County and State, the within named Warren McAllister Deacon and Martha Deacon,

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 18th day of July, 1969.

Robert David Lubawski, Notary Public.

Commission Expires January 24, 1973

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.....

WARRANTY DEED

FROM

TO

Mail
Richard Frank
7th Floor
3rd Nat'l Bk.
Nashville Tenn 37219

A 4 8 1 3 2

IDENTIF. REFERENCE

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JUL 10 2 57 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 18 CKNV 65,000.00
JUL 18 STAX A* 169.00
JUL 18 FEE N* .50
JUL 18 RCFEE N* 6.00
JUL 18 RDEED * 175.50

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE