3610 Nolensville Rd
Nashville, Tenn.

FROM: ANDREW EWING, TRUSTEE

TO: ASSOCIATED BROKERS, INC.

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

WARRANTY DEED

BOOK 4359 PAGE 58

Map. 80-8

Address New Owner as follows: Associated Brokers, Inc.
1020 Stahlman Bldg.
Nashville, Tennessee

Send Tax Bills to: Same

Map-Parcel Numbers
Par. 156-158-187-223-281-283

Map. 80-12
Par. 55 P/O

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

Robert T. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF August, 1969.

Robert B. Coote
Notary Public

My comm. expires: Jan 19, 1973

A 5 1 4 5 9
IDENTIF. REFERENCE
AUG 20 3 17 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, cash in hand paid by Associated Brokers, Inc., a Tennessee corporation, receipt of which is acknowledged by Andrew EWing, Trustee, I, Andrew Ewing, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Associated Brokers, Inc., its successors and assigns, certain tracts or parcels of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Lots Nos. 211 and 213, as shown on the Plan of Bordeaux Hills, Section Three, of record in Book 3600, page 34, Register's Office for said County; and Lots Nos. 14, 15, 99, 130, and 160, as shown on the Plan of Bordeaux Hills, Section Four, of record in Book 3600, page 49, Register's Office for said County.

Said Lot No. 211 fronts 55.0 feet on the southwesterly side of LaGrange Drive, and runs back between parallel lines 125.0 feet to a line in the rear on which it measures 55.0 feet.

Said Lot No. 213 fronts 55.0 feet on the southwesterly side of LaGrange Drive,and runs back between parallel lines 125.0 feet to a line in the rear on which it measures 55.0 feet.

Said Lot No. 14 fronts 57.0 feet on the northerly side of Hinkle Drive,and runs back between lines, 133.58 feet on its easterly line and 133.44 feet on its westerly line to a line in the rear on which it measures 53.31 feet.

Said Lot No. 15 fronts 57.0 feet on the northerly side of Hinkle Drive, and runs back between lines, 133.73 feet on its easterly line and 133.58 feet on its westerly line, to a line in the rear on which it measures 53.31 feet.

Said Lot No. 99 fronts 57.0 feet on the southerly side of Hinkle Drive, and runs back between lines, 125.4 feet on its easterly line and 96.6 feet on its westerly line to a line in the rear on which it measures 66.6 feet.

Said Lot No. 130 fronts 69.97 feet on the westerly or northwesterly side of Mexico Drive, and runs back between lines, 126.15 feet on its northeasterly line and 89.95 feet on its southwesterly line, to a line in the rear on which it measures 57.51 feet.

AUG20 CONV 17,500.00
AUG20 STAX A* 45.50
AUG20 RFEE A* .50
AUG20 WDEED A* 3.00 * 49.00

Said Lot No. 160 fronts 55.0 feet on the southerly side of Hinkle Drive, and runs back between lines, 147.0 feet on its easterly line, and 119.17 feet on its westerly line, to a line in the rear on which it measures 64.66 feet.

The said lots, as identified above, are a part of the property which was conveyed to Andrew Ewing, Trustee, by deed of Wendoleen Hyde Chappell, and husband, E.D. Chappell, of record in Book 3375, page 108, Register's Office for said County.

The above described lots are conveyed expressly subject to the following:

1. Taxes for the year 1969, payment of which is expressly assumed by Grantee.

2. With respect to Lots Nos. 211 and 213, Restrictive Covenants of record in Book 3674, page 335, and with respect to Lots Nos. 14, 15, 99, 130, and 160, Restrictive Covenants of record in Book 3765, page 141, said Register's Office.

3. (a) with respect to Lots Nos. 211 and 213, the Plan of record in Book 3600, page 34, shows: an owner's certificate; a 30-foot minimum building setback line along LaGrange Drive; a 45 foot drainage easement over the rear portions of said lots; and with respect to Lot No. 213, a 3-1/2 foot drainage easement along its southeasterly line and a 2-1/2 x 30 foot utility anchor easement along its northwesterly line at its intersection with LaGrange Drive.

(b) with respect to Lots Nos. 14, 15, 99, 130, and 160, the Plan of record in Book 3600, page 49, shows: an owner's certificate; a 30 foot minimum building setback line along Hinkle Drive and Mexico Drive; and with respect to Lots Nos. 14 and 15, a 15 foot drainage and utility easement along the rear lines of said lots; with respect to Lot No. 14, a 5 foot drainage easement along its westerly line, and with respect to Lot No. 15 a 2-1/2 x 30 foot utility anchor easement along its easterly line at its intersection with Hinkle Drive; with respect to Lot No. 99, a 15 foot utility and drainage easement along its rear line and a 2-1/2 x 30 foot utility anchor easement along its easterly line at its intersection with Hinkle Drive; with respect to Lot No. 130, a 15 foot drainage and utility easement along its rear line; with respect to Lot No. 160, a 15 foot utility easement along its rear line and a 2-1/2 x 30 foot utility anchor easement along its westerly line at its intersection with Hinkle Drive.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee 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 as set out above; and I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, insofar as I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 15th day of August, 1969.

Andrew Ewing
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, 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 15th day of August, 1969.

Betty Poage
Notary Public

My comm. expires: 10-20-71