WARRANTY DEED

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Address New Owner as follows:	Send Tax Bills To:	Map-Parcel Numbers
C. Stanley Fulton and wife, Floreen Fulton 631 Murfreesboro Road Nashville, Tennessee 37210	Same	Map 106-6 Par. 51-52-53

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Virginia Fulton Ashford, Trustee, hereafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto C. Stanley Fulton and wife, Floreen Fulton, hereinafter called the grantees, their heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Being parts of Lots Nos. 1 and 2 on the Map of Ford's Subdivision, as of record in Book 21, page 51, Register's Office for said County, described as follows:

Beginning at a point in the northerly right-of-way of the N. C. & St. L. Railway, 295 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence along the margin of said railroad right-of-way, easterly 245 feet, to a point; thence northerly along a broken line 165 feet, more or less, to the south line of the J. F. Horne property; thence along Horne's south line westerly 293 feet to a point which is 267 feet, more or less, east of the easterly margin of Foster Street or Avenue; thence southeasterly 93 feet to the point of beginning.

Tract No. 2: Being an easement 9 x 267 feet, running from the northwesterly corner of Tract No.1 hereinabove described, to the easterly line of Foster Street or avenue where the same intersects the north line of the N. C. & St. L. Railway right-of-way, which easement was created in the deed from C. K. Murdock and wife, to Kyle Davenport, of record in Book 1237, page 620, said Register's Office and which is described as follows:

This instrument prepared by: William W. Few and Robert Doyle, Attorneys, 303 Third Ave., North Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 54,500.00

C. Stanley Fulton
Affiant

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

Notary Public

MY COMMISSION EXPIRES: August 26, 1969.

Beginning at a point in the north margin of the N. C. & St. L. Railway right-of-way in the east line of Foster Street or Avenue; thence easterly 267 feet to a point in the west line of Tract No. 1 hereinabove described, said point being 9 feet south of the northwest corner of said Tract No. 1; thence northerly along the west line of said tract No. 1, 9 feet to the south line of the Horne Property; thence with the line of said Horne property 267 feet, more or less, to the southwest corner of said Horne property in the east margin of Foster Street or Avenue; thence with the margin of said Foster Street or Avenue, southerly 9 feet to the beginning.

Tract No. 3: Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Map of Ford's subdivision, of record in Book 21, page 51, Register's Office, and described as follows:

Beginning at the intersection of the easterly margin of Foster Street and the northerly right-of-way line of the N. C. & St. L. Railway; thence easterly along said railway right-of-way, 295 feet to the southwest corner of the property conveyed to John T. Hurn by deed from Robert Abrahams and wife, of record in Book 1371, page 59, said Register's Office; thence northerly along Hurn's westerly line, 84 feet to a point in the southerly margin of a 9 foot strip conveyed to said Hurn in said deed; thence westerly along said 9 foot strip, 267 feet to the beginning.

The above three tracts being the same property conveyed to C. Stanley Fulton and wife, Mai Cook Fulton, by deed from H. E. Frensley and wife, May Stiles Frensley, of record in Book 2301, page 259, Register's Office for Davidson County, Tennessee.

Tract No. 4: Being part of Lots Nos. 1 and 2 on the Map of the A. H. Ford's plan of Lots, of record in Plan Book 21, page 51, of the Register's Office for said county, and a part of the abandoned right-of-way of the Tennessee & Pacific Railroad, and described according to a copy of a survey thereof made by T. R. Sanford, on September 1, 1949, as follows:

Beginning at a point in the Murfreesboro Road 95.25 feet west of the westerly margin of Cole Avenue or Industrial School Road, at an iron pin; thence leaving said Murfreesboro Road south 17° 50' West 122 feet to an iron pin; thence South 73° 17' East 119.5 to an iron pin in the west margin of Industrial School Road, which is 122 feet south of the south margin of the Murfreesboro Road; thence South 6° 17' west 172.5 feet, more or less, to a post and iron pin 30 feet north of the center line of the main track of the Lebanon Brancy of the N. C. & St. L. Railroad right-of-way, in a fence line; thence along said fence, South 87° 37' West 249.5 feet, more or less, to an iron pin

at a post in the line of the property now belonging to Frensley; thence along Frensley's line North 0° 43' West 73 feet to an iron pin and post, North 19° 30' West 114 feet to an iron pin in the north line of the abandoned right-of-way of said Tennessee & Pacific Railroad; thence with the line of the same North 62° 35' East 172.1 feet to an iron pin; thence North 17° 50' East 92.4 feet to an iron pin in the south margin of the Murfreesboro Road; thence with the South margin of same South 27° 10' East 50 feet to the beginning.

Being the same property heretofore conveyed to Virginia Fulton Ashford by deed from C. Stanley Fulton and wife, Mai Cook Fulton, as noted in Book 118, page 64 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 631 Murfreesboro Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said C. Stanley Fulton and wife, Floreen Fulton, their successors and assigns forever.

The said Virginia Fulton Ashford does covenant with the said C. Stanley Fulton and wife, Floreen Fulton, that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered.

The said Virginia Fulton Ashford further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said C. Stanley Fulton and wife, Floreen Fulton, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 24 day of June, 1969.

Virginia Fulton Ashford

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STATE OF TEXAS

COUNTY OF Harris

Personally appeared before me, James Robert Bailey a Notary Public in and for said County and State, the within named Virginia Fulton Ashford, Trustee, 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 Houston, Texas, this 21 day of June, 1969.

NOTARY PUBLIC
J. R. Bailey

My commission expires: June 1, 1971.

Mail to: New Owner

A 56385

IDENTIF. REFERENCE

OCT 6 1 24 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-6	CONV	59,500.00			
OCT-6 S'TAX			A*	154.70	
OCT-6 PR'FEE			A*	.50	
OCT-6	W'DEED		A*	6.00	* 161.20