This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

BOOK 4373 PAGE 407

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. ARLT, JR. and WIFE (NAME)	SAME AS NEW OWNER (NAME)	Map 144
6207 Hillsboro Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/o Par. 5
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O.

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by J. B. ARLT, JR., and wife, MARY POWELL ARLT, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

OCT 17 68	CONV	*1,000.00				
OCT 17 68	S'TAX		A*	2.60		
OCT 17 68	PR'FEE		A*	.50		
OCT 17 68	W'DEED		A*	4.50	*	7.60

We, J. B. ARLT, JR., and GENTRY HALE, *have bargained and sold, and by these presents do transfer and convey unto the said* J. B. ARLT, JR., and wife, MARY POWELL ARLT, 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 7th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on September 23, 1969, as follows:

BEGINNING at a point at the southwest corner of the property conveyed to James D. Martin and wife, Alice Martin by deed of record in Book 261, page 391, said Register's Office, and the southeast corner of the property conveyed to James Martin by deed of record in Book 522, page 161, said Register's Office; thence leaving said dividing line north 83° 28' west 98.20 feet to a point; thence south 52° 46' west 751.30 feet to a point; thence south 87° 12' west 105.10 feet to a point; thence north 12° 44' west 699.80 feet to a point in the easterly boundary line of Chickering Estates Subdivision, of record in Book 2663, page 87, said Register's Office, thence north 89° 38' east 289.0' to a point on the curving westerly margin of the terminus of a 50 foot private road; thence northeasterly with said curve having a radius of 50 feet for a distance of 114.45 feet to the beginning of a curve to the left; thence with said curve having a radius of 100 feet a distance of 58.58 feet to a tangent point; thence south 82° 47' east 213.00 feet to the beginning of a curve to the right; thence with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence south 72° 27' east 31.8' to a point on the west boundary of the Martin property; thence South 5° 27' west a distance of 151.77 feet to the point of beginning

Said tract being part of the same property conveyed to J. B. Arlt, Jr., and Gentry Hale by deed from Timothy C. Martin and others, as of record in Book 3966, page 604, R.O.D.C.; including but excluding a fifty foot private roadway, more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 1000.00

Subscribed and sworn to before me, this the 17 day of October, 19 69

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

BEGINNING at a point in the west property line of the J. B. Arlt, Jr., property located south 5° 27' west a distance of 431.4 feet from the southeast corner of the Compton property; thence north 72° 27' west a distance of 37.04 feet to a point of curve; thence with a 1658.9' radius curve left a distance of 299.18 feet to a point of tangency; thence, north 82° 47' west a distance of 295.92 feet to the center of a 50' radius cul-de-sac. Said line describes the center of a 50' private roadway being 25 feet equidistant on either side; the entire tract being part of the same property conveyed to J. B. Arlt, Jr., and Gentry Hale by deed recorded in Book 3966, page 604 Register's Office for Davidson County. But in addition a perpetual easement running with the land or any part thereof, in the hereinabove described fifty foot roadway.

And in addition, a perpetual easement running with the land or any part thereof in the extension of said fifty foot roadway leading to Hillsboro Road, which extension is more particularly described as follows:
BEGINNING at a point in the northwest margin of Hillsboro Road, a 100 foot right-of-way, being south 30° 11' west Half feet from a concrete monument; the southwest corner of Chickering Valley, Book 2331, page 123, R.O.D.C., and proceeding as follows:
North 72° 27' west a distance of 2173.5' to a point in the line of the J. B. Arlt, Jr., Property, being south 5°27' west a distance of 431.4' from the southeast corner of the Compton property. Said line describes the center of a 50 foot easement being 25 feet equidistant on either side being part of the same property conveyed to J. B. Arlt, Jr., and Gentry Hale, Book 3999, page 576, Register's Office for Davidson County.
This conveyance is made subject to vendors items in deeds of record in Book 3966, page 604 and Book 3999, page 576, R.O.D.C., respectively.

Mary Powell Arlt, wife of J. B. Arlt, Jr., and Margaret L. Hale, wife of Gentry Hale, join in the execution of this deed for the purpose of conveying any interest they might have in the hereinabove described tract of land and easement

unimproved ( )
This is improved ( ) property, known as ..... NASHVILLE .....
(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 J. B. Arlt and wife, Mary Powell Arlt, their *heirs and assigns, forever.*

And we *do covenant with the said* J. B. Arlt and wife Mary Powell Arlt *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 noted above

And we, J. B. ARLT, JR., AND GENTRY HALE *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. B. ARLT and wife, MARY POWELL ARLT, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this day of*, 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.*

J. B. Arlt Jr.
J. B. ARLT, JR.

Mary Powell Arlt
MARY POWELL ARLT

Gentry Hale
GENTRY HALE

Margaret L. Hale
MARGARET L. HALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named J. B. ARLT, JR., and wife, MARY POWELL ARLT and GENTRY HALE and wife, MARGARET L. HALE

the bargainor....., 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 17 day of [illegible], 1969

[illegible], Notary Public.

Commission Expires 5-3-70

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.....

A 57874

IDENT. REFERENCE
OCT 12 3 12 PM '69
FELIX ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

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.....