This instrument was prepared by William D. Dodson, Attorney,
725 Brookhollow Road, Nashville, Tennessee

William D. Dodson

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. G. Hill Realty Co. (NAME)	Same BOOK 4389 PAGE 603 (NAME)	Map 75
500 2nd Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 33
Nash, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Hundred Thousand ($300,000.00) - - -

DOLLARS

Cash, to us paid by H. G. Hill Realty Company, a Tennessee corporation, the receipt of which is hereby acknowledged, we, Harry D. Dodson and Mrs. Marcelle S. Dodson Estes,

have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company

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 4th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the partition of the lands of W. C. Dodson, deceased, described partly according to a survey made by Alley and Brown, Consulting Engineers, April 9, 1969, as follows:

Beginning on the easterly margin of Lebanon Pike at the northwest corner of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Harry D. Dodson, et al, of record in book 3967, page 393, Register's Office for said County; thence easterly 15 feet to a point of curve to the right having a radius of 25 feet, 40.24 feet to a point of curve to the left; thence along said curve having a radius of 793.51 feet, 390.62 feet to the easterly end of said curve; thence south 87° 31' 30" east 195.61 feet to a point in the westerly right-of-way line of the Tennessee Central Railroad; thence with said Railroad, north 16° 33' east 1240.29 feet to a corner post; thence north 85° 55' west 319.08 feet to the easterly margin of the Lebanon Pike; thence with said pike and a curve with a radius of 2900.00 feet, 639.46 feet to a highway R.O.W. concrete monument, continuing with said Pike, south 33° 00' west 562.94 feet to the beginning, containing 12.247 acres, more or less.

A one-half undivided interest in said property was devised to Harry D. Dodson by will of Mrs. Mayhew Dodson, deceased, of record in Will Book 69, page 312, County Court for said county, and a one-half undivided

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 300,000.00

Affiant

Subscribed and sworn to before me, this the 2 day of January 19 70

J. Franklin - Deputy Register

My commission expires: (Notary Seal)

interest was devised to Marcelle S. Dodson (now Estes) by will of Dr. Mayhew W. Dodson, deceased, of record in Will Book 78, page 253, said County Court.

The tract of land conveyed by this instrument is a part of the seventy-five acre tract of land referred to in the Sanitary Sewage Line Easement Agreement entered into by Harry D. Dodson, et al, with the Cumberland Water Company dated October 23, 1961, and of record in Book 3309, page 135 of the Register's Office of Davidson County, Tennessee. There is also conveyed herein to H. G. Hill Realty Company and its assigns the rights and privileges pertaining to the property conveyed that the sellers have in respect to both water and sewage services with the Cumberland Water Company under said Sanitary Sewage Line Easement Agreement. It is expressly understood that the grantors herein reserve the rights and privileges for both water and sewage services under the above mentioned agreement which pertains to the remaining portion of said seventy-five acre tract of land.

Said tract of land conveyed by this instrument is conveyed subject to easements granted Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government by grant from Harry D. Dodson, et al of record in Book 3948, page 777, Register's Office for Davidson County, Tennessee, being Tract 1 in said grant.

unimproved ( )
This is improved ( ) property, known as ..... (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 H. G. Hill Realty Company ~~XXXX~~ *and assigns, forever.*

And we *do covenant with the said* H. G. Hill Realty Company *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 hereinbefore described. Taxes for the year 1970 are to be paid by the purchaser herein.

And we, Harry D. Dodson and Mrs. Marcelle S. Dodson Estes *do further covenant and bind* ourselves *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. G. Hill Realty Company ~~XXXX~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 2nd *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry D. Dodson

Mrs. Marcelle S. Dodson Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna F. Compton, a Notary Public in and for said County and State, the within named Harry D. Dodson and Mrs. Marcelle S. Dodson Estes

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 2nd day of January, 19 70.

Edna F. Compton, Notary Public.

Commission Expires July 31, 1972

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

Harry D. Dodson, et al

TO

H. G. Hill Realty Company

JAN-27 0 CONV 90,000.00
JAN-27 0 CONV 90,000.00
JAN-27 0 CONV 90,000.00
JAN-27 0 CONV 30,000.00
JAN-27 0 S'TAX
JAN-27 0 PRFEE
JAN-27 0 W'DEED

B* 780.00
B* .50
B* 6.00 * 786.50

A 6 5 0 2 0

JAN 2 12 23 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

BOOK 4389 PAGE 606

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE