This instrument prepared by:
William L. Brooks, Atty.
1200 American Trust Building
Nashville, Tennessee 37201

BOOK 4408 PAGE 57

APR-22 CONV 75,000.00
APR-22 S'TAX A* 195.00
APR-22 PR'FEE WARRANTY DEED A* .50
APR-22 W'DEED A* 4.50 * 200.00

Address New Owner as Follows:

Lee R. Minton
7 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same

Map. 104-13
Par. 246 pw

For and in consideration of Ten Dollars and other good and valuable considerations paid by LEE R. MINTON, Grantee, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold and by these presents does transfer and convey unto the said Lee R. Minton, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Second Revision of Peach Blossom Square, as of record in Book 4300, page 18, Register's Office for said County, described as follows:

BEGINNING in the south margin of Peach Blossom Square at the corner of Lots 5 and 7; thence along the line of said lots, South 8° 0' West 124.98 feet to an iron pin; thence north 82° 15' West 47.39 feet to a concrete monument; thence South 7° 53' West 15.03 feet to a concrete monument; thence North 82° 15' West 8 feet to an iron pin at the corner of Lots 9 and 7; thence with the line between said lots, North 10° 19' East 140.19 feet to an iron pin in the south margin of Peach Blossom Square; thence east 2.13 feet to a monument and continuing with the margin of said Square, South 82° 15' East 47.01 feet to the beginning.

Being part of the property conveyed to Fort Realty Company by deed from Larchwood, Inc., as of record in Book 4179, page 571, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1970 which have been prorated and assumed by Grantee.

2. Easement for sanitary sewer from Lucille Redford Johnson and husband, to City of Nashville, as of record in Book 1730, page 10, which is on the southwest part of the lot.

3. Easements, setback lines, restrictions and conditions shown on plan of Peach Blossom Square of record in book 4300, page 18, Register's Office for said county.

4. Restrictive covenants of record in book 4281, page 942, Register's Office for said county.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 31st day of March, 1970.

FORT REALTY COMPANY

By TJH Thomas J. Hack, III

Attest:

RMF Ruth Mitchell Fort
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ________________, a Notary Public of the State and County aforesaid, personally appeared T. J. Haile, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Fort Realty Company, the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 20 day of March, 1970

MY COMMISSION EXPIRES FEBRUARY 3, 1974

TJH

____
Notary Public

My commission expires:

* * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ________________, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary-Treasurer of Fort Realty Company, the within named Grantor, a corporation, and that she as such Secretary-Treasurer, being authorized so to do, attested the execution of the foregoing instrument for the purpose therein contained by signing her name as Secretary-Treasurer of said corporation.

Witness my hand and seal, at office in Nashville, Tennessee, this 20 day of March, 1970.

MY C... 3, 1974

RMF

____
Notary Public

My commission expires:

A 73167

IDENTIF. REFERENCE
APR 29 5 AM '70
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

* * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00 . XXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXX

Lee R. Brinton
Affiant

Subscribed and sworn to before me, this 31st day of March, 1970.

____
Notary Public

My commission expires: My Commission ... 7, 1971