WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Charles W.Hawkins,III	Same	5D-14-71
(NAME:)	(NAME:)	Map 134
904 American Trust Bldg.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 7
Nashville, Tenn., 37201		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($95,000.00)----------

Ninety Five Thousand and no/100----------DOLLARS of which Twenty Five Thousand($25,000.00)Dollars has been paid in cash by Charles W.Hawkins, III and Vaden Lackey, Jr., receipt of which is hereby acknowledged and for the remaining Seventy Thousand($70,000.00) Dollars the said Charles W.Hawkins, III and Vaden Lackey, Jr. have executed their note, for that amount, due in annual installments of Ten Thousand($10,000.00)Dollars each commencing on January 1,1969. Said payments will continue for a period of Seven(7)Years and in addition to the principal payment, the interest on the unpaid balance at the rate of 6% per annum will be paid on each January 1st until paid in full. Said note may be paid at any time without penalty. Said note privides for payment of attorneys fees and further that if payments are not made when due that the entire balance may be declared due at the option of holder of said note.
NOW, to secure payment of said note, interest and attorneys fees, a lien is hereby expressly retained on the hereinafter described real estate.

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

WE, DODSON BATSON AND J.B.WATSON, JR.

have bargained and sold, and by these presents do transfer and convey unto the said

Charles W.Hawkins, III and Vaden Lackey, Jr.

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by James L.Murphy, Jr. & Co. dated April 28,1958 as follows:
BEGINNING at a point within Ezell Road right-of-way but near the westerly boundary of said Ezell Road, the same being a common corner with N.C. & St.L railroad property; thence North 78°11' West 110 feet to a point; thence North 49° West 206.3 feet to a point; thence South 28°16' West 96.64 feet to a point in the N.C. & St. L railroad right-of-way; thence North 50° West 461.34 feet to a point; thence North 3° 01' East 1793.26 feet to a point at the south bank of Mill Creek; thence with a witness line, South 61°10'West 653.8 feet to a point at or near said south boundary of Mill Creek; thence South 33°35' West 266.5 feet to a point; thence South 60°47' East 147.61 feet to a point; thence South 4°26' West 233.16 feet to a point; thence South 74°59' East 132.67 feet to a point in the westerly margin of Old Ezell Road; thence with said margin of said road, South 5°36' West 229.78 feet to an iron pin, a corner of G.H.McWhorter property; thence with said margin of McWhorter property, North 84°14' West 210 feet to a point; thence South 5°36' West 210.37 feet to a point; thence South 84°20' East 210 feet to an iron pin in the westerly margin of Ezell Road; thence South 5°36' West 823.46 feet to the point of beginning and containing 26.7 acres. The northerly boundary of said property according to said survey is a witness line but it is the intent of the parties that the property between Mill Creek and said witness line be and the same is included in this conveyance.
BEING the same property conveyed to Dodson Batson and J.B.Watson, Jr. by deed from Florence McWhorter of record in Book 1974, page 150 and by deed from E.D.Harvey and wife, of record in Book 1764, page 537, said Register's Office.

CONTINUED ON BACK

Taxes for 1967 have been prorated and are assumed by Purchasers.

It is understood that if purchasers or their successors or assigns, develop said property and place a plat to record approved by Metropolitan Planning & Zoning Commission, the lien retained by Seller will not be a lien on that portion of land dedicated as a road right-of-way for public use.

It is further understood and agreed that the holders of said note will release any platted tract upon the payment of Five Thousand ($5,000.00) Dollars per acre provided that no portion of the remaining property shall be left having no access to a roadway.

This conveyance is made subject to ~~any unpaid taxes~~, for any easement for flow of Mill Creek, for any utility easement transversing the property, for any portion of railroad easements or for any easements embraced within the boundaries of public roads.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $95 per acre. Affiant [signature]

Subscribed and sworn to before me this 25 day of June 1970

Deputy Register [signature]

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W.Hawkins, III and Vaden Lackey, Jr. their heirs and assigns, forever.

And we do covenant with the said Charles W.Hawkins, III and Vaden Lackey, Jr. 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.

And we, Dodson Batson and J.B.Watson, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W.Hawkins, III and Vaden Lackey, Jr./their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8th day of September, 1967

[signature] Dodson Batson

[signature]

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Lela Richardson, a Notary Public in and for said County and State, the within named Dodson Batson and J.B.Watson, Jr.

the bargainors, 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 8th day of September, 1967.

Lela Richardson, Notary Public

Commission Expires August 3, 1968

A 81753

IDENTIFICATION REFERENCE

JUN 25 12 01 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUN25 CONV 95,000.00
JUN25 S'TAX A* 247.00
STATE OF TENNESSEE
Davidson County
JUN25 PR'FEE A* .50
JUN25 W'DEED A* 4.50 * 252.00

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19 .

My commission expires

Notary Public