WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Old Hickory Box and Lumber Company 515 Eighth Avenue So. Nashville, Tennessee	(SAME)	Map. 91-12 Par. 223-239 pw

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Prepared by W.W. Berry
American Trust Building

For and in Consideration of the sum of Five ($5.00) Dollars, cash in hand paid by Old Hickory Box and Lumber Company, a Tennessee corporation, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Willard A. Oakley, have bargained and sold, and by these presents do transfer and convey unto the said Old Hickory Box and Lumber Company, its successors 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. 3 and 4 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for said County, described as follows:

Beginning on the southerly margin of Delaware Avenue at the northwest corner of the property conveyed to Max Greenburg, et al, by deed from Willard Oakley, of record in Book 3965, Page 491, Register's Office for said County; thence with the southerly margin of Delaware Avenue, south 88° 02' west 25.2 feet to a point in the eastern boundary line of the Willard Oakley Lumber Company Property; thence with the eastern boundary line of the same, southerly 166.41 feet to a point in the northerly margin of the right-of-way of Interstate Highway I-40; thence with the northerly margin of said Highway, north 87° 29' east 25 feet to Greenburg's southwest corner; thence with the westerly line of said property north 8° 35' east 165 feet, more or less, to the beginning.

Being part of the real property conveyed to Willard Oakley (one and the same person as Willard A. Oakley) by deed from J. B. Michael & Company, Inc., of record in Book 3815, Page 278, said Register's Office.

TRACT NO. 2: Being lots Nos. 49, 51, 53, 55, 57 and 59 of Block No. 11, Lots Nos. 61, 63, 65, 67, 69 and 71 of Block No. 13 on Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, also the unnumbered blocks of ground lying between the alley in the rear of blocks Nos. 9, 11 and 13 and 41st Avenue North, part of Georgia Avenue,

part of Delaware Avenue, part of Correy Street, the alley between Blocks Nos. 11 and 13, the alley east of Blocks Nos. 9, 11 and 13, and the alley lying between the unnumbered blocks east of Blocks Nos. 11 and 13, described together according to a survey made by Turner Engineering Company, Consulting Engineers, July 19, 1955, as follows:

Beginning at the southwest corner of 41st Avenue North, as now located, and Delaware Avenue, formerly Correy Street, as now located; thence with the westerly margin of 41st Avenue North, northwardly 357 feet to the northwest corner of 41st Avenue North and Georgia Avenue, now abandoned; thence with the northerly margin of said Georgia Avenue, westwardly 141.2 feet; thence southwardly and parallel with the easterly margin of 42nd Avenue North, 40 feet to the center of said Georgia Avenue; thence with the center of said Avenue, westwardly 122.6 feet to an iron pin on the easterly margin of 42nd Avenue North; thence with the easterly margin of said Avenue, southwardly 353 feet; thence southeastwardly, crossing Delaware Avenue, 121.5 feet to the northeasterly line of the right-of-way of the N. C. & St. L. Railroad in the southerly line of Delaware Avenue; thence with the northerly line of said Block No. 9, eastwardly 66.6 feet to the northeast corner of said Block No. 9; thence with the easterly line of said Block No. 9, southwardly 134 feet, more or less, to the northeasterly line of said Railroad right-of-way; thence with said line, southeasterly 167.5 feet to a steel corner post; thence northwardly 446 feet to the southerly margin of Delaware Avenue, formerly Correy Street, as now established at a steel corner post; thence with the southerly margin of said Avenue, westwardly 27.6 feet to the beginning, containing 3.54 acres, more or less.

Including but excluding therefrom a tract of land conveyed to the State of Tennessee, by deed from Willard Oakley Lumber Company, a partnership composed of Willard A. Oakley and Service Corporation, of record in Book 3867, Page 492, Register's Office for said County.

Being part of the real property conveyed to Willard Oakley Lumber Company, a partnership, by deed from Willard A. Oakley et al., of record in Book 3434, Page 131, and by deed of correction, of record in Book 3537, Page 207, Register's Office for said County. The partners in said Willard Oakley Lumber Company were Willard A. Oakley and Service Corporation, a Tennessee corporation. Said partnership was dissolved on September 24, 1969, and the interest of Service Corporation in the partnership assets, including the above-described property, is now vested in Willard A. Oakley, and Service Corporation joins in this deed, as hereinafter set forth, for the purpose of conveying to the Grantee any interest it may have in said property.

This is improved property known as 600 42nd Avenue North, 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 Old Hickory Box and Lumber Company, its successors and assigns, forever. And I do covenant with the said Old Hickory Box and Lumber Company that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1967, 1968 and 1969 taxes, Deed of Trust dated June 7, 1966 to R. G. Myers, Trustee, of record in Book 4030, Page 206, Register's Office for said County, lack of access to Interstate I-40, as conveyed to the State of Tennessee by deeds of record in Book 3503, Page 91 and Book 3867, Page 492, said Register's office, and easement for spur tracks.

And, I, Willard A. Oakley, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Old Hickory Box and Lumber Company, its successors and assigns against the lawful claims of all persons whomsoever.

Service Corporation, a Tennessee corporation, joins herein for the purpose of conveying all right, title and interest it may have in and to the above-described property, to said Old Hickory Box and Lumber Company, its successors and assigns.

Joyce Paul Oakley, wife of Willard A. Oakley, joins herein for the purpose of conveying all right, title and interest she may have in and to the above-described property, to Old Hickory Box and Lumber Company, its successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Deed

on this 2nd day of March, 19 70. BOOK 4427 PAGE 329

Willard A. Oakley

Willard A. Oakley

Joyce Paul Oakley

Joyce Paul Oakley

SERVICE CORPORATION

ATTEST:

By _____
President

JUN 26 70 CONV 92,000.00
JUN 26 70 S'TAX
JUN 26 70 R'TEE
JUN 26 70 W'DEED

A* 239.20
A* .50
A* 7.50 * 247.20

A 81950

IDENTIFICATION REFERENCE

JUN 25 2 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named WILLARD A. OAKLEY and JOYCE PAUL OAKLEY, the bargainors, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of March, 1970.

Notary Public

My Commission Expires: 4-12-72

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, J. D. Williams, a Notary Public of the State and County aforesaid, personally appeared _____ John Estes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the SERVICE CORPORATION, the within-named bargainor, 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 the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 25th day of June, 1970.

J. D. Williams
Notary Public

My Commission Expires: 7/1/72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ Exempt.

Affiant

Subscribed and sworn to before me, this 26th day of June, 1970.

Notary Public

My Commission Expires: 7/1/72