BOOK 4429 PAGE 291

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35000.00

L. Hoyte Eakes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 1970.

Notary Public

MY COMMISSION EXPIRES: 5-12-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY CLYDE P. HOLLAND
ATTORNEY, WARFIELD, ENTREKIN & JONES, THIRD NATIONAL BANK BUILDING
NAME NASHVILLE, TENNESSEE 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. HOYTE EAKES (NAME)	SAME AS NEW OWNER (NAME)	Map 102
c/o Super Drive-ins		Par. 54
1276-G Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	M.G.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. T. CRAIN AND THIRD NATIONAL BANK, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. HOYTE EAKES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A parcel of land being Lot No. 1 on the plan of Charlotte Square subdivision, Section I, as of record in Book 4340, page 124, RODC, Tenn., in the 8th Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Old Hickory Boulevard and more particularly described as follows:

Beginning at a concrete monument on the southerly margin of Old Hickory Boulevard at the northeasterly corner of the property of the Mary C. Gainer Life Estate of record in Book 736, page 550, Register's Office for Davidson County, Tennessee; thence, with said Old Hickory Boulevard and around a curve to the right having a radius of 686.20 feet and a chord bearing and distance of South 62°50'E, 97.43 feet, a curve distance of 97.50 feet to a concrete monument; thence, S 41°48' W, 150.00 feet to an iron pin; thence, N 62°50'W, 97.43 feet to an iron pin in the easterly line of said Mary C. Gainer Life Estate; thence, with said lien, N 41° 48' E, 150.00 feet to the point of beginning, containing 0.33 acres, more or less.

Being part of the same property conveyed to J. E. Crain and J. T. Crain by deed from Edward A. Marshall and wife, of record in Book 3959, page 80, Register's Office for said County. The said J. E. Crain having since died, devising all of his interest in the aforedescribed property to THIRD NATIONAL BANK IN NASHVILLE, Trustee, by will of record in Will Book 89, page 69, in the Probate Court for Davidson County, Tennessee.

Conveyance is made subject to: Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Edward A. Marshall and wife of record in Book 3836, page 675, RODC, Tenn., a plan of which is shown on page 677; (continued on back)

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) Lot No. 1, Charlotte Square, Section I, Nashville, Tennessee (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of July, 1970

/J. E. Crain, deceased and John E. Crain/
/deceased, were one and the same person/

THIRD NATIONAL BANK
Executor u/w/o John E. Crain
Deceased.
BY: T. Officer
Trust Officer

J. T. CRAIN

Please Return To:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. T. CRAIN

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1 day of July 19 70

Commission expires 5-12-74

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward T. Stahl and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Trust Officer and respectively of the Third National Bank the within named bargainor, a corporation, and that (he) as such Trust Officer and (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Third National Bank as such Trust Officer, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the day of July, 19 70

My commission expires 5-12-74

Notary Public

WARRANTY DEED

FROM

TO

A 82741

IDENTIF. REFERENCE

JUL 6 2 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-6	CONV	35,000.00			
JUL-6	S'TAX		A*	91.00	
JUL-6	PR'FEE		A*	.50	
JUL-6	W'DEED		A*	3.00	* 94.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

and, a ten foot easement for public utilities along the westerly line of the premises, 15 foot building setback line from Old Hickory Boulevard, easement for sanitary sewer across premises, as shown on Plan of record in Book 4350, page 124; and an easement for right-of-way of a 33 foot roadway lying within boundaries of premises as shown on plan book 332, page 68, Register's Office for Davidson County, Tennessee, and on the plan of record in Book 4350, page 124, RODC, Tenn., and conveyance is made subject to restrictive covenant of record in Book 4439 page 289, RODC, Tennessee, restricting the size of any drive-in market constructed on said Lot # 1.