BOOK 4438 PAGE 767

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

HAVATAMPA CIGAR CORPORATION

ELI WITT DIVISION

TO

FRED F. LUCAS

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred F. Lucas (NAME)	Same (NAME)	Map 94-9
301 S. Wilson Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 9-86
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

AUG 14 2 33 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A869 42

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 235,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 70.

Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

For and in Consideration of the sum of Two Hundred Thirty-Five Thousand and 00/100 ($235,000.00) ---------- DOLLARS cash in hand paid by Fred F. Lucas, hereinafter referred to as Grantee, to Havatampa Cigar Corporation, Eli Witt Division, a Florida corporation, hereinafter referred to as Grantor, Grantor has

AUG 14 CONV * 235,000.00
AUG 14 S TAX A* 611.00
AUG 14 PR FEE A* .50
AUG 14 MTGE A* 4.50 * 616.00

bargained and sold, and by these presents do transfer and convey unto the said Fred F. Lucas, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts or parcels of land in the Third Civil District of Davidson County, Tennessee, described as follows:

TRACT 1. BEING Lot No. 9 as shown on the Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for said County. Said Lot No. 9 fronts 270.00 feet on the southerly side of Visco Drive and runs back between lines, 525.44 feet on its

easterly line, and 493.65 feet on its westerly line, to a line in the rear on which it measures 359.32 feet.

TRACT 2. BEGINNING at a point in the south margin of Visco Drive, said point being the northwest corner of Lot No. 9 in Visco Industrial Subdivision, Section One, thence S. 4° 58' E. 79.95 feet to a point on the centerline of the pairs of wood poles carrying electric transmission lines lying in an easement of record in Book 635, page 675, Register's Office for Davidson County, Tennessee, thence N. 13° 09' W. 79 feet, more or less, along said power line centerline to a point in the southerly margin of Visco Drive (extended westerly), thence in an easterly direction along the south margin of Visco Drive (extended) 12 feet, more or less, to the point of beginning.

BEING the same property conveyed to Havatampa Cigar Corporation, Eli Witt Division, by deed of Vine Street Realty Company, of record in Book 4276, page 510, Register's Office for Davidson County, Tennessee.

Said property is conveyed expressly subject to the following:

1. Taxes for the year 1970, which are to be prorated and payment thereof assumed by Grantee.
2. Restrictive Covenants of record in Book 3308, page 627, Register's Office for Davidson County, Tennessee.
3. The said Plan of record in Book 3700, page 21, shows: An Owner's Certificate; a 50-foot minimum drainage and slope easement along the southerly margin of Visco Drive; a 50-foot easement for a railroad along the tract running upon and across the southwesterly corner of said land, along its westerly margin and its northwesterly corner; and a 50-foot easement for public utilities, drainage and railroad lead track along the rear of said land.
4. A 50-foot easement for an electrical transmission line as set forth in an instrument of record in Book 635, page 675, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 801 (House Number) Visco Drive (Street) Nashville (P. O. Address: City or Town) 37210 (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 Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out above.

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

Witness our hands this 10th day of August, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HAVATAMPA CIGAR CORPORATION,
ELI WITT DIVISION

BY: D. H. Woodbery
President

HAVATAMPA CIGAR CORPORATION SEAL NASHVILLE TENNESSEE

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

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 _____, Tennessee, this____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

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 _____

FLORIDA
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
HILLSBOROUGH

Before me, Edmund J. McMullen, a Notary Public of the State and County aforesaid, personally appeared D. H. Woodbery, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Havatampa Cigar 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 him self as such officer

Witness my hand and seal, at office in Tampa, Florida, this 10 day of August, 1970.

Edmund J. McMullen, Notary Public.

My Commission expires 19 March 1974

EDMUND J. McMULLEN NOTARY PUBLIC STATE OF FLORIDA AT LARGE