BOOK 4458 PAGE 519

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
GILES M. CARTER, ET AL (NAME)	Same (NAME)	Map. 118-1
103 Hillcrest Rd (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par. 45-46
Nashville 37215 Tenn (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	VW

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *DOLLARS* CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE UNDER AN INSTALLMENT DEED AS OF RECORD IN BOOK 4330, PAGE 535, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, LEONARD B. CASH, TRUSTEE, ACTING ON BEHALF OF MY PRINCIPLES, GILES M. CARTER AND MAURICE N. FOSTER, JR., AND BEING REQUESTED TO DO SO BY SAID PRINCIPLES

have bargained and sold, and by these presents do transfer and convey unto the said GILES M. CARTER AND MAURICE N. FOSTER, JR.

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

THREE TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 21 IN E. T. NOEL'S SUBDIVISION, OF RECORD IN BOOK 57, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

TRACT NO. 1: BEGINNING ON THE WESTERLY MARGIN OF 12TH AVENUE SOUTH 82-1/2 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT NO. 21, BEING 52-1/2 FEET NORTHERLY FROM THE NORTHEAST CORNER OF THE OLD TOLL GATE LOT; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE NORTHERLY 52-1/2 FEET; THENCE WESTERLY 160 FEET; MORE OR LESS, TO A 20-FOOT ALLEY AT A POINT 95 FEET NORTHERLY FROM THE NORTHWEST CORNER OF SAID TOLL GATE LOT; THENCE SOUTHERLY 47-1/2 FEET; THENCE EASTERLY 160 FEET, MORE OR LESS TO THE BEGINNING.
INCLUDING BUT EXCLUDING THEREFROM A STRIP OF LAND 9.78 FEET MORE OR LESS IN WIDTH CONVEYED TO THE CITY OF NASHVILLE BY GUY MANNING AND WIFE, BY DEED OF RECORD IN BOOK 855, PAGE 628, SAID REGISTER'S OFFICE, USED FOR THE PURPOSE OF WIDENING GRANNY WHITE PIKE.

TRACT NO. 2: BEGINNING AT THE NORTHWEST CORNER OF DALLAS AVENUE, AS WIDENED, AND 12TH AVENUE SOUTH, FORMERLY THE GRANNY WHITE PIKE, AS WIDENED, THENCE WITH THE WESTERLY MARGIN OF 12TH AVENUE SOUTH, NORTHWARDLY 34.4 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO GUY MANNING BY DEED FROM KATHERINE M. ATCHLEY AND HUSBAND, OF RECORD IN BOOK 774, PAGE 668, SAID REGISTER'S OFFICE; THENCE WITH MANNING'S SOUTHERLY LINE, WESTWARDLY 96-1/2 FEET, MORE OR LESS, TO THE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $52,500.00

Affiant

Subscribed and sworn to before me, this the 10th day of December 1970

Harriet S. George
Notary Public

My commission expires: 6-4-74

(Affix Seal)

NORTHEAST CORNER OF THE PROPERTY CONVEYED TO PAUL O. CHRISTOPHER AND WIFE BY DEED FROM HOME OWNERS' LOAN CORPORATION, OF RECORD IN BOOK 1084, PAGE 30, SAID REGISTER'S OFFICE; THENCE WITH CHRISTOPHER'S EASTERLY LINE, SOUTHWARDLY 36 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF DALLAS AVENUE; THENCE WITH SAID AVENUE, EASTWARDLY 97-1/2 FEET, MORE OR LESS TO THE BEGINNING.

TRACT NO. 3: BEGINNING ON THE NORTHERLY MARGIN OF DALLAS AVENUE AS WIDENED, AT THE INTERSECTION OF AN ALLEY FIRST WEST OF AND PARALLEL WITH 12TH AVENUE SOUTH; RUNNING THENCE EASTERLY WITH THE NORTHERLY MARGIN OF DALLAS AVENUE AS WIDENED, 80 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE CARMICHAEL LOT, THE SAME BEING CONVEYED TO CARMICHAEL AND WIFE, BY DEED OF RECORD IN BOOK 670, PAGE 514, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTHERLY WITH CARMICHAEL'S WEST LINE 36 FEET TO A POINT, CARMICHAEL'S NORTHWEST CORNER IN THE SOUTH LINE OF SATTERWHITE'S LOT; THENCE WITH SATTERWHITE'S SOUTH LINE, WESTERLY 80 FEET, MORE OR LESS, TO THE EAST MARGIN OF SAID ALLEY; THENCE WITH THE EAST MARGIN OF SAID ALLEY, SOUTH 37.37 FEET, MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEONARD B. CASH, TRUSTEE, BY DEED FROM GUY MANNING AND WIFE, JULIA A. MANNING, OF RECORD IN BOOK 4330, PAGE 536, SAID REGISTER'S OFFICE.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GILES M. CARTER AND MAURICE N. FOSTER, JR. *THEIR heirs and assigns, forever.*

And WE *do covenant with the said* GILES M. CARTER AND MAURICE N. FOSTER, 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,* EXCEPT AS SET OUT ABOVE AND 1970 TAXES, WHICH GRANTEES ASSUME.

And I, LEONARD B. CASH, TRUSTEE *do further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to the said land to the said* GILES M. CARTER AND MAURICE N. FOSTER, JR. / *THEIR heirs and assigns against the lawful claims of all persons whomsoever.*

Witness MY *hand this* 6TH *day of* NOVEMBER, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard B. Cash, Trustee

Giles M. Carter

Maurice N. Foster, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harriet D. George, a Notary Public in and for said County and State, the within named LEONARD B. CASH, TRUSTEE

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 4th day of NOVEMBER, 1970.

Harriet D. George, Notary Public.

Commission Expires 6-4-74

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

GILES M. CARTER, ET AL

TO

LEONARD B. CASH, TRUSTEE

A 95991

IDENTIF. REFERENCE

Nov 12 10 50 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

NOV12??	CONV	52,500.00			
NOV12??S'TAX			A*	136.50	
NOV12??PR'FEE			A*	.50	
NOV12??	W'DEED		A*	6.00	* 143.00