Prepared by
Walker, Knight, Chambers & Boone, Attys
700 Nashville Bank
Nashville, Tenn.

WARRANTY DEED

BOOK 4464 PAGE 396

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dozier Equipment Company, Inc. (NAME)	New Owner (NAME)	Map 118-16
2933 Armory Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 62
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of ********** SIXTY THOUSAND AND NO/100 ********** *DOLLARS*, cash in hand paid by DOZIER EQUIPMENT COMPANY, INC., hereinafter sometimes called "GRANTEE," receipt of which is hereby acknowledged, CORONADA BUILDERS CORPORATION, hereinafter sometimes called "GRANTOR,"

DEC-3?? CONV 60,000.00
DEC-3?? S'TAX A* 156.00
DEC-3?? PR'FEE A* .50
DEC-3?? REG A* does not 161.00

has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said DOZIER EQUIPMENT COMPANY INC., its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Sidco, Section III, as of record in Book 2663, page 41, Register's Office for said County.

Said Lot No. 164 fronts 106 feet on the westerly side of Armory Drive and runs back 177.86 feet on the northerly line and 177.93 feet on the southerly line to a dead line in the rear measuring 106 feet thereon.

Being the same property conveyed to Coronada Builders Corporation by deed from Suburban Industrial Development Company of record in Book 3467, page 113, Register's Office of Davidson County, Tennessee.

This conveyance is made expressly subject to the following:

(1) Restrictive covenants of record in Book 2708, page 87, and as amended by instrument of record in Book 2741, page 553, Book 3029, page 174, and Book 3221, page 12, Register's Office of Davidson County, Tennessee.

(2) The Plan of record in Book 2663, page 41, Register's Office of Davidson County, Tennessee, shows an owner's certificate, a 30-foot setback line from Armory Drive, a 10-foot easement along the rear for public utilities and a 5-foot easement for an 8-inch water line across the front of the lot.

(3) Easement for the use of all the sewage facilities and equipment in, on and over premises set out in deed from G. F. Cole, Jr., Substitute Trustee, to

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00 ****

Affiant

Subscribed and sworn to before me, this the 1st day of December 19 70

Notary Public

My commission expires: 13 Aug 1973 (Affix Seal)

Suburban Industrial Development Company, of record in Book 2707, page 619, Register's Office of Davidson County, Tennessee.

(4) The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in that certain deed from the United States of America to DeWitt Carter, Trustee, of record in Book 2152, page 347, of the Register's Office of Davidson County, Tennessee, to which reference is here made for accurate description thereof.

498223
IDENTIF. REFERENCE
Dec 3 3 44 PM '70
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 2927 Armory Drive, Nashville, Tennessee.
(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 DOZIER EQUIPMENT COMPANY INC., its successors ~~heirs~~ *and assigns, forever.*

And GRANTOR does ~~do~~ *covenant with the said* DOZIER EQUIPMENT COMPANY INC., *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered.*

And CORONADA BUILDERS CORPORATION does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* DOZIER EQUIPMENT COMPANY, INC. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* December, *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.*

CORONADA BUILDERS CORPORATION

By _____
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Donna J. Phillips, *a Notary Public of the State and County aforesaid, personally appeared* W. A. Craig, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Coronada Builders 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* President

Witness my hand and seal, at office in Nashville, Tennessee
this 1st *day of* December, *19* 70.

Donna J. Phillips
Notary Public

PHILLIPS · NOTARY PUBLIC · DAVIDSON COUNTY

Commission Expires 3-3-74