Prepared by Dye & Hendrickson Atty
702 Nashville Bank Bldg
Nashville, Tenn.

WARRANTY DEED

BOOK 4478 PAGE 158

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George I. Haddad (NAME)	New Owner (NAME)	Map 105-14 Par. 275
2550 8th Ave South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of SIX HUNDRED FORTY-THREE THOUSAND AND NO/100 ********** *DOLLARS,* of which ONE HUNDRED FIFTY-TWO THOUSAND THREE HUNDRED SIXTY-TWO AND 35/100 DOLLARS ($152,362.35) is cash in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged, and for the remainder, the said grantee assumes the principal balance of FOUR HUNDRED NINETY THOUSAND SIX HUNDRED THIRTY-SEVEN AND 65/100 DOLLARS ($490,637.65) of that certain note made by grantor herein to Jefferson National Life Insurance Company of Indianapolis, Indiana, secured by a deed of trust of record in Book 4315, page 328, Register's Office for Davidson County, Tennessee, AMBILL INVESTMENT COMPANY, a partnership composed of William R. Willis, Jr. and Amon Carter Evans, the grantor herein,

.....has ~~have~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* GEORGE I. HADDAD, the grantee herein,

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

A tract of land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Alley and Brown, Consulting Engineers, dated February 7, 1969, as follows:

Beginning at a point on the easterly margin of Franklin Pike or 8th Avenue South, said point being north 18° 30' west 25.04 feet from the northerly margin of Craighead Avenue, as widened; thence with the easterly margin of said Franklin Pike or 8th Avenue South, north 18° 30' west 263.20 feet; thence north 71° 04' east 350 feet to a point in the westerly margin of Melpark Subdivision, Section 1, as of record in Book 3842, page 117, Register's Office for said County; thence with said Subdivision, south 18° 30' east 55 feet and continuing with said Subdivision line, north 71° 04' east 200 feet; thence south 18° 30' east 236.60 feet to the northerly margin of Craighead Avenue, as widened; thence with the same, south 71° 25' west 524.96 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwesterly 39.31 feet to the beginning.

Included in the above description, but excluded therefrom, is a tract of 11,082 square feet, more or less, awarded the Metropolitan Government of Nashville and Davidson County, Tennessee, by decree entered in Minute Book 9-A, page 208, Circuit Court for said County.

Being part of the property conveyed to Ambill Investment Company, a partnership, by deed from Ervin M. Entrekin, Trustee, of record in Book 4127, page 611,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $643,000.00 ***

Subscribed and sworn to before me, this the 5th day of February 1971

Affiant

My commission expires: 19 Dec 1973

(Affix Seal)

Notary Public

DAVIDSON CO. PUBLIC

Register's Office for Davidson County, Tennessee.

This conveyance includes a conveyance of all of grantor's rights and interests in any proceeds or any condemnation awards as a result of the condemnation of approximately 11,082 square feet as set forth in Metropolitan Government vs. Ambill Investment Company, Circuit Court Rule No. B-4803.

This conveyance is made expressly subject to the following:

1. Easements of record.

2. Terms and provisions of a lease between grantor herein as lessor and Parkway Volkswagen, Inc. as lessee of record in Book 4334, page 27, Register's Office for Davidson County, Tennessee.

3. An assignment of rentals, rights, and benefits under said lease to further secure Jefferson National Insurance Company.

FEB-5[illegible]	CONV	*	643,000.00	
FEB-5[illegible]	S'TAX		A*1,671.80	
FEB-5[illegible]	PR'FEE		A* .50	
FEB-5[illegible]	W'DEED		A* 4.50	* 1,676.80

unimproved ( )
This is improved (X) property, known as 2350 Eighth Avenue, South, 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 GEORGE I. HADDAD, *his heirs and assigns, forever.*

And Grantor does *covenant with the said* GEORGE I. HADDAD, his heirs and assigns, *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered,* except as set forth above.

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

Witness hand this 5th *day of* February, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AMBILL INVESTMENT COMPANY

By William R. Willis, Jr.
William R. Willis, Jr.

By
Amon Carter Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4478 PAGE 160

Personally appeared before me, Sarah B. Garner, *a Notary Public in and for said County and State, the within named* WILLIAM R. WILLIS, JR. and AMON CARTER EVANS, partners of Ambill Investment Company,

the bargainor....., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* February, *19* 71.

Sarah B. Garner, *Notary Public.*

Commission Expires 19 Dec 1973.

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.....

FEB 5 2 26 PM '71
FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE →

304062