WARRANTY DEED BOOK 4482 PAGE 279

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert M. Condra (NAME)	Same (NAME)	Map. 72-13
14th floor Third National Bank Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 198-
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	199 pw

For and in Consideration of the sum of ***Ten & no/100 ($10.00)*** *DOLLARS*, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged;

FEB25	CONV	90,000.00			
FEB25	CONV	47,500.00			
FEB25	S'TAX		A* 357.50		
FEB25	PR'FEE		A* .50		
FEB25	R'DEED		A* 4.50	*	362.50

CRESCENT PROPERTIES COMPANY *have bargained and sold, and by these presents do transfer and convey unto the said* Robert M. Condra, his *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 lots Nos. 9, 10, 38, 39, and College Place on the Map of Trevecca Subdivision of Renraw, as of record in book 421, pages 72 and 73, Register's Office for said County.
Said lots Nos. 9 and 10 and College Place front together 200 feet on the westerly side of Gallatin Road and extend back between parallel lines 170 feet to an alley.
Said lots Nos. 38 and 39 and College Place front together 200 feet on the easterly side of Trevecca Avenue and extend back between parallel lines 170 feet to an alley.
Being part of the property conveyed to Crescent Properties Company by deed from The Crescent Company, of record in book 4288, page 508, said Register's Office.

This conveyance of said property is made expressly subject to taxes for the year 1971, which have been prorated and the payment of which has been assumed.

A portion of the premises are subject to a lease dated August 31, 1965, between The Crescent Company, as lessor, and Raymond L. Danner, as lessee, the interest of The Crescent Company having been assigned to Crescent Properties Company by assignment dated December 13, 1968, and the interest of Raymond L. Danner having been assigned to Shoney's Big Boy Restaurant No. 7, Inc. by assignment dated December 31, 1968. The Grantor,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 137,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of February, 19 74

Notary Public

My commission expires: July 31, 1974 (Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by James L. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

by this instrument, assigns to the Grantee all its right, title, and interest in and to said Lease Agreement from and after the execution and delivery of this deed.

R 0 5 9 1 2

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IDENTIF. REFERENCE

FEB 25 2 07 PM '71

FEE
REGISTER
DAVIDSON COUNTY, TENN.

This is improved (X) property, known as 1500 Gallatin Road, Nashville, Tenn. 37206
(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 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.*

And Grantor *do further covenant and bind* itself, its *heirs and representatives, 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 *hand*s *this* 25th *day of* February, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CRESCENT PROPERTIES COMPANY

By: J. Jefferson Edwards
Vice 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, Mrs. John S. Harrison, *a Notary Public of the State and County aforesaid, personally appeared* J. Jefferson Edwards, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* CRESCENT PROPERTIES COMPANY, *the within named bargainor, a corporation, and that* he *as such* Vice 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* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee
this 25th *day of* February, *19*71.

Mrs John S Harrison
Notary Public

Commission Expires August 1, 1971.

MRS. JOHN S. HARRISON NOTARY PUBLIC DAVIDSON COUNTY