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BOOK 4488 PAGE 340

This Instrument Prepared By:
LAW OFFICES
BAILEY, EWING, DALE & CONNER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

T
IDENTIF. REFERENCE

MAR 24 11 07 AM '71
FEE ... IN REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM: FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, EXECUTOR, ET ALS

TO: BUCHI PLUMBING COMPANY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Buchi Plumbing Company 363 Woodycrest Avenue Nashville, Tennessee 37211	Same	Map 105.16 Par. 218 M.O.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JANUARY, 1971.

Notary Public

MY COMMISSION EXPIRES: _____

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($270,000.00), paid in cash by Buchi Plumbing Company to the undersigned Grantors, we, First American National Bank of Nashville, Executor of the Estate of Harold U. Buchi, Deceased, acting pursuant to the powers conferred upon it by the Will of Harold U. Buchi, Deceased, of record in Will Book 96, Page 432, in the Probate Court for Davidson County, Tennessee, E. Clark Buchi, and Jane Buchi Connelly, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Buchi Plumbing Company, a Tennessee corporation, hereinafter referred to as Grantee, its successors 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, being described according to a copy of a survey made April 11, 1960, by J. L. Murphy, Jr. & Company, Surveyors, as follows:

Beginning at a point in the northeasterly margin of Nolensville Pike, at the beginning of a curve into Woodycrest Avenue, thence with the margin of said Pike, South 46° 21' East 125.93 feet to a point; thence leaving said Pike, along a cyclone wire fence, North 85° 50' East 286.60 feet more or less to a point; thence South 0° 53' East 100 feet to a monument in the northerly margin of Polk Avenue; thence with the margin of the same, along a curve having a radius of 388.2 feet, easterly 26.20 feet; and continuing with the margin of said Avenue, South 86° 42' East 253.10 feet to a monument; thence leaving said Polk Avenue, along the westerly line of Lot No. 94, Woodycrest, Section III, as of record in Book 2083, Page 21, Register's Office for Davidson County, Tennessee, North 1° 25' West 100.4 feet to a monument, a corner of Lot

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $270,000.00. Affiant: E. Clark Buchi
Subscribed and sworn to before me this 5th day of March 1971
Deputy Register D. Williamson

No. 118, Woodycrest, Section I, as of record in Book 1835, Page 25, said Register's Office; thence with the westerly line of said lot, North 7° 28' West 107.6 feet to a point in the southerly margin of Woodycrest Avenue; thence with the margin of the same around a slight curve having a radius of 301.16 feet westerly 42.74 feet to a monument, and continuing with the margin of said Avenue, North 88° 59' West 584.48 feet to the beginning of a curve; thence around said curve, southwesterly 46.65 feet to the point of beginning.

Being the same property which was conveyed to Harold U. Buchi, E. Clark Buchi, and Jane Buchi Connelly, by deed of Clark B. Rollins, Jr., et als, of record in Book 4286, Page 195, Register's Office for Davidson County, Tennessee.

It is understood and agreed that the property hereinabove described, and herein conveyed, has been leased to Grantee by Grantors heretofore, and the previously existing contract of lease between the parties is hereby canceled and terminated effective as of 12:01 A.M. on the first day of January, 1971; and Grantors hereby acknowledge receipt of all rentals due and owing prior to said termination, and the performance,by Grantee, of all of its covenants and obligations as set forth in said contract of lease; and Grantors covenant and warrant that they have not, jointly or severally, assigned or transferred any rights or interests in or to the said contract of lease.

This is improved property, known as 363 Woodycrest Avenue, Nashville, Tennessee 37211.

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 its successors and assigns, forever. And we do covenant with the said Grantee 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 for taxes for the year 1971, payment of which is assumed by Grantee.

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

WITNESS our hands this 1st day of January, 1971, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, EXECUTOR OF THE ESTATE OF HAROLD U. BUCHI, DECEASED.

ATTEST: _____

BY: _____
Vice President & Trust Officer

_____
E. Clark Buchi

_____
Jane Buchi Connelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mrs. Sam Patton, a Notary Public of the State and County aforesaid, personally appeared R. H. Burkett and John E. Sparkman, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be Vice President and Trust Officer, respectively of the First American National Bank of Nashville, Executor of the Estate of Harold U. Buchi, Deceased, the within named bargainor, a banking corporation, and that they as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by R. H. Burkett as such Vice President and Trust Officer and attesting the same by John E. Sparkman, as such Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of January, 1971.

Mrs. Sam Patton
Notary Public

My Commission Expires:

11-24-74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mrs. Sam Patton, a Notary Public in and for said County and State, the within named E. Clark Buchi, 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 27 day of January, 1971.

Notary Public

My Commission Expires:

April 29 1974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAR 24F CONV * $ 270,000.00
STATE TAX A* 702.00
FEE A* .50
DEED A* 4.50 * TOTAL

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Jane Buchi Connelly, 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 27 day of January, 1971.

Notary Public

My Commission Expires:

April 29-1974