ADDRESS NEW OWNER	SEND TAX BILLS TO	PARCEL NO.
Home Federal Savings & Loan Assn. L & C Tower Nashville, Tennessee 37219	Same as Owner	11D-51030 & 51035

BOOK 4495 PAGE 18

Map 43-13
Par. 41-42
PW

WARRANTY DEED

Par. No. 11D-51030 & 51035

THIS INDENTURE is made and entered into this 12th day of April, 1971, by and between LOUIS R. LINX and A. J. LINX, JR., herein called GRANTORS, and HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE, a Corporation organized and existing under the laws of the United States of America, herein called GRANTEE:

WITNESSETH, that for and in consideration of the sum of Ten and no/100 ($10.00) Dollars cash and other good and valuable considerations paid by Grantee, receipt of all of which is hereby acknowledged by Grantors, Grantors have bargained and sold, and by these presents do hereby transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 1 and 2 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, and that part of a 10-foot strip reserved for sidewalk purposes and part of Old Hickory Boulevard, formerly Sweetbriar Avenue, as shown on the survey of C. E. Greek, Surveyor, revised June 1969, as follows:

BEGINNING at a concrete monument opposite the northwest corner of Lot No. 2 on said Subdivision; thence north 84° East 10.72 feet to the northwest corner of Lot No. 2; thence with the northerly line of said lot and along the southerly margin of an alley, north 84° 0' East 100.2 feet to a concrete monument; thence south 6° 05' east with the westerly boundary of the E. R. Corley property 128.6 feet to a concrete monument in the northerly right of way of Old Hickory Boulevard; thence with the same, south 84° 14' West, passing a monument, being the southwest corner of Lot 1 of said Subdivision at 149.7 feet in all 160.41 feet to a concrete monument; thence north 15° 14' east 135.7 feet to the point of beginning.

Being the same property conveyed to Louis R. Linx, a 1/2 undivided interest and A. J. Linx, Jr., a 1/2 undivided interest by the following deeds; one by deed

APR20'71	CONV	90,000.00			
APR20'71	CONV	60,000.00			
APR20'71	S'TAX		A*	390.00	
APR20'71	PR'FEE		A*	.50	
APR20'71	W'DEED		A*	4.50	* 395.00

This instrument prepared by
STEPHENSON, LACKEY, HOLLAND & ARMISTEAD
First Federal Building
Nashville, Tennessee 37219

from Littell Rust, as of record in Book 1816, page 612; by deed from A. J. Linx, unmarried, as of record in Book 2392, page 217; by deed from Elberta S. Linx, as of record in Book 3676, page 31, and by deed from Joe S. Wiles and wife, as of record in Book 4199, page 961, all in said Register's Office.

THIS CONVEYANCE is made subject to:

1. The lien of real property taxes assessed upon the above described property for the year 1971 which have been pro-rated and assumed by Grantee.

2. Reservation in the chain of title and on the original subdivision plat of Madison Commerce Center Subdivision of an area 10 feet wide along the westerly boundary of the property, being 10.72 feet on its northerly line and 10.71 feet on its southerly line for use only for sidewalk purposes.

It is agreed that Grantee shall have possession of the premises simultaneous with execution of this conveyance.

The above property is unimproved and is located at the corner of Gallatin Road and Old Hickory Boulevard.

Tax statements shall be addressed to Home Federal Savings & Loan Association of Nashville, Life & Casualty Tower Building, Corner of Fourth Avenue and Church Street, Nashville, Tennessee.

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.

Grantors covenant with the said Grantee that they 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 otherwise herein stated.

Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and to forever defend the title to the said land to the said Grantee, its successors and

assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument of conveyance on day and date herein stated.

B 11710

T
IDENTIF. REFERENCE

Apr 20 2 57 PM '71
FEE REGISTER
DAVIDSON COUNTY, TENN.

Louis R. Linx

A. J. Linx, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Louis R. Linx and A. J. Linx Jr., the bargainors, 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 12th day of April, 1971.

Virginia R. Runion
Notary Public

My commission expires:
2-1-75

I hereby [illegible] swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 150,000.00

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 16th day of April, 19 71

Shirley L. Johnson
Notary Public, in and for the aforesaid State and County.

My commission expires:
October 24, 1973

SHIRLEY L. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.