Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tenn. 37219

This Instrument Prepared By
A. HARRISON JOHNSON, JR.
1408 Parkway Towers
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4499 PAGE 89

Address Of New Owners:	Send Tax Bills To:	Map-Parcel No.
R. L. Freeman, Trustee	Provident Trust Company	2DA55930/107-13-137
2517 Lebanon Road	Union Street	2DA55935/107-13-138
Nashville, Tenn. 37214	Nashville, Tenn.	2DA55945/107-13-148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $730,613.63.

A. Harrison Johnson Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this the 5th day of April, 1971.

Commission Expires: August 5, 1972

NOTARY PUBLIC

For and in consideration of the sum of $10.00 cash in hand paid by the Grantee, R. L. Freeman, Trustee with full power to mortgage, pledge, lease or convey without the joinder of any beneficiary; receipt of which is hereby acknowledged by the undersigned Grantors, David Faircloth, Ralph Stevens and F. L. S. Co., Inc.; and subject to two deeds of trust as follows:
First the deed of trust executed by F. L. S. Co., Inc., a Tennessee corporation, and David Faircloth and wife, Juanita Faircloth and Ralph Stevens and wife, Mildred W. Stevens, to James B. Turner, Trustee, dated April 3, 1970, and recorded in Book 4408, page 869, Register's Office for Davidson County, Tennessee, to secure to Provident Trust Company, the payment of a note for $500,000.00, payable as therein specified, which note and the deed of trust securing the same have been assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by an instrument dated April 6, 1970 of record in Book 4408, page 874, Register's Office for Davidson County, Tennessee, secondly the deed of trust executed by David Faircloth and wife, Katherine Juanita Faircloth and Ralph Stevens and wife, Mildred Stevens, to James B. Turner, Trustee, dated November 14, 1967 of record in Book 4189, page 570, Register's Office for said County, to secure to Provident Trust Company, the payment of a note for $185,000.00, payable as therein specified; which note is further secured by Financing Statement recorded in Book 4189, page 564, said Register's Office, and Chattel Mortgage, of record in Book 4189, page 565, said Register's Office, and which note and the deed of trust securing the same have been assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by an instrument dated November 15, 1967, recorded in Book 4189, page 574, Register's Office for said County.

Said Grantors do hereby convey to said Grantee certain real property situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the Second Civil District, formerly the Third Civil District, of Davidson County, Tennessee described as follows:

BEGINNING at an iron pin on the south margin of Thompson Place, that is about 2175 feet east of the east margin of Murfreesboro Road and proceeding as follows:

With the south margin of Thompson Place and a slight curve to the right having a chord bearing of North 83° 49' East a distance of 235 feet to an iron pipe; thence, South 2° 35' East a distance of 425.5 feet to an iron pin; thence, South 88° 30' West a distance of 134.0 feet to an iron pin in a fence corner; thence, South 88° 30' West 101.97 feet to a point; thence, South 88° 55' West a distance of 140.53 feet to an iron pin; thence, North 6° West a distance of 144.5 feet, more or less, to an iron pin; thence, North 84° East 75' to an iron pin; thence, North 11° 24' West 247.2 feet to the southern margin of said Thompson Place; thence, with the same North 81° 58' East a distance of 118.5 feet to the point of beginning, containing 3.282 acres, more or less.

CRESTVIEW

Part of said property having been conveyed to David Faircloth and Ralph Stevens by deeds from Edwin L. Roberts and wife, Helen M. Roberts, of record in Book 4188, page 931, and by deed from Billy R. Potter and wife, Joyce P. Potter, of record in Book 4133, page 900, Register's Office for Davidson County, Tennessee; and

Part of said same property having been conveyed to F. L. S. Co., Inc., by deed from Elizabeth Mary Brown and Margaret Elizabeth Brown, of record in Book 4262, page 160, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to terms and conditions of a certain easement deed executed by David Faircloth and wife, and Ralph Stevens and wife, and F. L. S. Co., Inc., dated April 3, 1970, and recorded in Book 4408, page 897, Register's Office for Davidson County, Tennessee; easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Ralph Stevens, et al, of record in Book 4168, page 952, Register's Office for Davidson County, Tennessee, a plan of which is shown on page 953.

By grant of record in Book 4408, page 148, Register's Office for Davidson County, Tennessee, it was recited that the recording of this document voids, vacates and supercedes only that portion of easement No. 1 acquired by the Metropolitan Government of record in Book 4168, page 952, described as follows: Being only that portion of aforesaid easement No. 1 beginning 173 feet, more or less northwardly from the southerly property line of the aforesaid property; thence eastwardly 90 feet, more or less, to a point in the easterly line of the aforesaid property, said point being southwardly 10 feet, more or less, from the northeasterly corner of the aforesaid property.

Restrictive Covenants of record in Book 4284, page 285, Register's Office for Davidson County, Tennessee, dated November 6, 1968, which provide that the hereinafter described tracts shall not be sold separately but must be sold together as one tract of land, agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4408, pages 148 and 151, Register's Office for Davidson County, Tennessee, plans of which are shown on pages 150 and 153, Register's Office for said County.

To have and to hold the said real property with the appurtenance, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Said Grantors covenant 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 for current taxes and as noted herein.

Grantors do further covenant and bind themselves, their heirs, successors 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 5th day of April, 1971. Katherine Juanita Faircloth, wife of David Faircloth; and Mildred W. Stevens, wife of Ralph Stevens, join in the execution of this instrument for the purpose of conveying any right, title or interest which they respectively might have in the hereinabove described property.

F. L. S. CO., INC.

BY: _____
PRESIDENT

ATTEST: _____
SECRETARY

_____
RALPH STEVENS

_____
DAVID FAIRCLOTH

_____
MILDRED W. STEVENS

_____
KATHERINE JUANITA FAIRCLOTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared the within named David Faircloth and wife, Katherine Juanita Faircloth and Ralph Stevens and wife, Mildred W. Stevens, 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 5th day of April, 1971.

Commission Expires: August 5, 1972

Darlene Davis
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James B. Lee with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the F. L. S. Co., Inc. the within named bargainor, a Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 5th day of April, 1971.

Commission Expires: August 5, 1972

Darlene Davis
NOTARY PUBLIC

B1359

T
IDENTIF. REFERENCE

MAY 5 10 32 AM '71

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

MAY-5 CONV
MAY-5 S'TAX
MAY-5 PR'FEE
MAY-5 W'DEED

* 30,613.63
A* 1,899.56
A* .50
A* 4.50 * 1,904.56