BOOK 4502 PAGE 45

This instrument prepared by:
BASS, BERRY & SIMS, Attorneys
1000 American Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	PARCEL NUMBERS
Erskine Bronson Ingram, II	(SAME)	Map 116-2
120 Hillwood Boulevard		Par. 11
Nashville, Tenn. 37205		wp

For and in Consideration of the sum of THIRTY-FIVE THOUSAND ($35,000.00) - - - - *DOLLARS*

cash in hand paid by Erskine Bronson Ingram, II, the receipt of which is hereby acknowledged, H. G. Hill Realty Company, a Tennessee corporation,

MAY 14	CONV	35,000.00			
MAY 14	S'TAX		A* 91.00		
MAY 14	PR'FEE		A* .50		
MAY 14	W'DEED		A* 6.00	*	97.50

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Erskine Bronson Ingram, II, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 2, Block "B", on the Plan of Hillwood Estates, as of record in Book 1835, page 60, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Hillwood Boulevard at the corner of Lots Nos. 1 and 2 on said Plan; thence with the line between said two lots northeasterly 437.6 feet to the southwest corner of the property conveyed to Hugh J. Morgan and wife, by Deed from H. G. Hill Realty Company, as of record in Book 1915, page 521, said Register's Office; thence with said Morgan's southern boundary line southeasterly 767 feet, more or less, to the westerly boundary line of L. & N., formerly N.C. & St.L., Railroad; thence with said right-of-way southwesterly 760 feet, more or less, to the northeasterly margin of Hillwood Boulevard; thence with the same northwesterly 820 feet to the beginning.

Being the same real property conveyed to H. G. Hill Realty Company by deed from Webb Follin, Jr., and wife, Mary Coble Follin, of record in Book 3991, page 845, R.O.D.C.

This conveyance is subject to a 25 foot driveway easement and other rights and privileges as set out in instrument of record in Book 3507, page 585, and set back lines of record in Book 1835, page 60, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 14th day of May 1971.

W. O. Berry
Affiant

My commission expires: January 30, 1974

Vivian Sherman
Notary Public

(Affix Seal)

DAVIDSON COUNTY

REFUSAL CLAUSE BOOK 4502 PAGE 46

Grantee, Erskine Bronson Ingram, II, for and as additional consideration and inducement to the Grantor to make this conveyance, hereby binds himself, his heirs and personal representatives, unto H. G. Hill Realty Company, its successors and assigns, for the period commencing on the date of this Deed and ending twenty(20) years from and after the death of the last survivor of said Erskine Bronson Ingram, II and wife, Martha R. Ingram, as follows:

The above described land shall not be subdivided nor used for any purpose other than Estates B as stipulated in the Zoning Regulations of the Metro Planning Commission in effect January 1, 1971, without the written consent of H. G. Hill Realty Company, its successors and assigns, regardless of whether such rezoning is on application of Grantee, his heirs, representatives, or otherwise; and H. G. Hill Realty Company, its successors or assigns, shall have the right of first refusal of any bona fide offer to purchase or lease the above described land. In the event of any such offer, acceptable to the Grantee. his heirs or personal representatives, the Grantee will send a facsimile of the signed offer he is willing to accept accompanied by a letter so stating to the H. G. Hill Realty Company, its successors or assigns, at its general office, duly stamped and deposited in the United States mail. The H. G. Hill Realty Company, its successors and assigns, shall have sixty (60) days from the date the envelope containing such letter and facsimile is post marked in which to bind itself to meet the terms of said offer and consummate the purchase and sale, or lease, of the property embraced therein on the terms and at the time provided by said offer; otherwise the H. G. Hill Realty Company's, its successors' and assigns', right to purchase or lease said property shall expire and be of no further force or effect.

unimproved (X) This is improved ( ) property, known as 116 Hillwood Boulevard, 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 Erskine Bronson Ingram, II, his *heirs and assigns, forever.*

And Grantor*es do/covenant with the said* Erskine Bronson Ingram, II *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,* except 1971 taxes and as herein set forth.

And H. G. Hill Realty Company *do/further covenant and bind* itself, its successors and assigns*es, to warrant and forever defend the title to the said land to the said* Erskine Bronson Ingram, II, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hands this* 13TH *day of* May, *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.*

H. G. HILL REALTY COMPANY

By H. G. Hill Vice - President Secretary

ATTEST: Assistant Secretary.

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.*

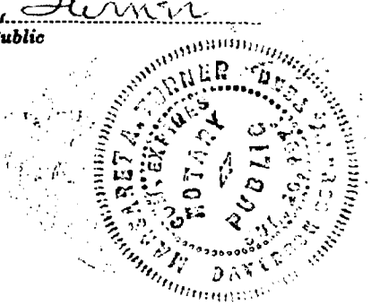
Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MARGARET A. TURNER, *a Notary Public of the State and County aforesaid, personally appeared* H. R. FLINTOFF *and* WENTWORTH CALDWELL, JR., *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~self~~ *to be* VICE-PRESIDENT AND SECRETARY *and* ASST. SECY. & ASST. TREAS. *respectively, of the* H. G. HILL REALTY COMPANY, *the within named bargainor, a corporation, and that* VICE-PRESIDENT *they* ASST. SECRETARY AND *as such* AND SECRETARY *and* ASST. TREASURER, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ~~xxxxxxxx~~ H. R. FLINTOFF *as* VICE-PRESIDENT AND SECRETARY *and attesting same by* WENTWORTH CALDWELL, JR. *as* ASST. SECY AND ASST. TREASURER
Witness my hand and seal, at office in Nashville, Tennessee,
this 13TH *day of* May, *19* 71.

Margaret A. Turner
Notary Public

Commission Expires JULY 20, 1971



WARRANTY DEED

FROM

ERSKINE BRONSON INGRAM, II

TO

H. G. HILL REALTY COMPANY

B 14887

IDENTIF. REFERENCE

MAY 14 3 24 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE