B 16499

BOOK 4505 PAGE 711

IDENTIF. REFERENCE

MAY 27 1 18 PM '71

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,500.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 1971.

Notary Public

My commission expires: 7-31-72

WARRANTY DEED

Address new owner as follows:	Send tax bills to:	Map-Parcel Nos:
Joe Kraft, Trustee Parkway Towers Suite 103 Nashville, Tennessee 37219	Same	Map 118-11 Par. 44-45

mail to

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Joe Kraft, Trustee, the receipt of which is hereby acknowledged, Brighton Industries, Inc., a Tennessee corporation, has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto the said Joe Kraft Trustee, with full power to sell, convey, lease, mortgage or otherwise alienate, without the necessity of the consent or joinder of the beneficiaries of the trust, his successors and assigns, the following described real estate situated in Davidson County, Tennessee, to-wit:

Beginning at a point in the easterly margin of West Iris Drive, at the corner of Lots 1 and 2; thence N 58° 53' E a distance of 140.6 feet to the southwesterly line of Lot 3; thence S 38° 19' E a distance of 11.2 feet to a point on the southwesterly line of Lot 3; thence S 5° 10' W a distance of 169.5 feet to a point on the northerly margin of Thompson Lane; thence N 89° 09' W a distance of 25.86 feet to the beginning of a curve; thence northwesterly around said curve 64.61 feet to a point on the easterly margin of West Iris Drive; thence N 27° 24' W a distance of 80.74 feet to the point of beginning.

Being the same property conveyed to Brighton Industries, Inc., and Alfie's Fish and Chips, Inc., by warranty deed of Charley E. Duty, et ux, of record in Book 4340, page 563, R.O.D.C., Tennessee, and being the same property conveyed by Alfie's Fish & Chips, Inc., to Brighton Industries, Inc., by partition deed of record in Book ____, page ___, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all improvements, hereditaments and appurtenances thereunto appertaining, to the said Joe Kraft, Trustee, as aforesaid, his successors and assigns, forever in fee simple, and the said Brighton Industries, Inc., for itself, and its successors, covenants to and with the said Joe Kraft, Trustee, as aforesaid, his successors and assigns, that it is lawfully seized and possessed of said real estate in fee simple, that it has a good and lawful right to sell and convey the same, that the same is unencumbered, and that it will warrant and forever defend the title thereto against any lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Brighton Industries, Inc., has caused its name to be subscribed hereunto on the 30th day of April, 1971, by its undersigned officials, they being authorized so to do.

BRIGHTON INDUSTRIES, INC.

By _____
Vice President

_____
Chairman of the Board

This instrument prepared by
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT
L & C Tower, Nashville, Tenn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public within and for the state and county aforesaid, personally appeared Charles N. Armstrong and Henry Sender, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Chairman of the Board, respectively, of Brighton Industries, Inc., the within named bargainor, a corporation, and that they as such Vice President and Chairman of the Board, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles N. Armstrong as such Vice President and by the said Henry Sender as such Chairman of the Board.

Witness my hand and official seal at office at Nashville, Tennessee, this 30th day of April, 1971.

_____
Notary Public
My commission expires: 3/3/72

MAY27'71	CONV	57,500.00				
MAY27'71	S'TAX		A*	149.50		
MAY27'71	PR'FEE		A*	.50		
MAY27'71	W'DEED		A*	3.00	*	153.00