This Instrument was prepared by William H. Lassiter, Jr., 22nd Floor, L & C Tower, Nashville, Tennessee

Send Tax Notice to
Kusan, Inc.
3206 Belmont Blvd.
Nashville, Tenn.

Map-Parcel Numbers
24W
1140

BOOK 1506 PAGE 386

WARRANTY DEED

For and in consideration of the sum of one hundred thirty-two thousand five hundred ($132,500.00) Dollars of which twenty-four thousand five hundred ($24,500.00) Dollars has been paid and the balance secured by a promissory note of even date, the receipt of which is hereby acknowledged, I, Lorene D. Walker (hereinafter called the Grantor) have bargained and sold and by these presents do transfer and convey unto Kusan, Inc.,(hereinafter called Grantee), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, and described as follows:

Two tracts of land in Davidson County, Tennessee, both being parts of Lots 7, 8 and 9 on the Map of E. T. Noel's Tract, not of record, and described according to a survey prepared by W. A. Blanchard, Civil Engineer, September 21, 1946, as follows:

TRACT I: BEGINNING at a point, the southwest intersection of Belmont Boulevard and Gale Lane; thence with the southerly line of Gale Lane, westerly 180 feet to a point; thence southerly 144.6 feet to the north margin of the Tennessee Central railroad right-of-way; thence with the margin of the same, easterly 50 feet to a point, the corner of the property sold to Robert T. Walker by deed of record in Book 1427, page 641, Register's Office for said County; thence along Walker's west line, northerly 42.8 feet to an iron pin, Walker's northwest corner; thence with his north line, easterly 129.2 feet to the westerly margin of Belmont Boulevard, which point is 30.1 feet north of the right-of-way of the Tennessee Central Railroad; thence with the margin of Belmont Boulevard, northerly 119.8 feet to the beginning.

TRACT II: BEGINNING at the northwest intersection of Belmont Boulevard and the Tennessee Central Railroad right of way; thence along the margin of said right of way, westerly 130 feet to an iron pin; thence northerly 42.8 feet to an other iron pin, which is at a point in the south line of the south wall of a building on the property immediately north of this property, if said line were extended; thence easterly along the south line of said building wall, if extended, and along the south line of said building wall, and along the north line of the wall of a building on this property, 129.2 feet to the westerly margin of Belmont Boulevard; thence with the margin of the same, southerly 30.1 feet to the beginning.

Being property conveyed to Robert T. Walker and wife, Lorene D. Walker, by two deeds, from Joe Todd and wife, one of record in Book 1581, page 555, as to Tract I, and the other of record in Book 1427, page 641, as to Tract No. 2, both of said deeds of record in the Register's Office for said County, the said Robert T. Walker, having since died, and his will probated in Nashville, Davidson County, Tennessee on January 15, 1970, which is of record in Will Book 96, page 58, Probate Court of Davidson County, Tennessee.

The property taxes for the year 1971 have been prorated to May 31, 1971 and the Grantee hereby expressly agrees to assume all such property taxes for the year 1971 on the above described property. Grantee further agrees to assume all leases presently in effect on said property.

This is improved property known as 3201 Belmont Blvd., Nashville, Tennessee 37204.

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 I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is free and unencumbered, unless otherwise herein set out; and do further covenant and bind myself, my 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 my hand this 27th day of May, 1971.

Lorene D. Walker

LORENE D. WALKER,
GRANTOR

T
IDENTIF. REFERENCE

JUN 1 11 10 AM '71
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

8 11 68 11 4

STATE OF TENNESSEE]
DAVIDSON COUNTY]

Personally appeared before me Laura N. Schisler, a Notary Public in and for said County and State, the within named Lorene D. Walker, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and offical seal at Nashville, Tennessee, this 27 day of May, 1971.

My Commission expires 12-21-72.

Laura N. Schisler
Notary Public

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is one hundred thirty two thousand five hundred ($132,500.00) Dollars.

Lorene D. Walker
Affiant

JUN-17	CONV	90,000.00			
JUN-17	CONV	42,500.00			
JUN-17	S'TAX		A*	344.50	
JUN-17	PR'FEE		A*	.50	
JUN-17	W'DEED		A*	4.50	* 349.50