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FORM NO. WD-1

B 17177

IDENTIF. REFERENCE

JUN 2 4 30 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 549.00

R L Freeman Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June 19 71

John G. Doak
Notary Public

MY COMMISSION EXPIRES: 28 July 1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty. - 2525 Lebanon Road - Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Freeman, Trustee (NAME)	~~Kimbrough~~ Kavanaugh (NAME)	Map 25-9
2517 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par. 148
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William D. Hail and Dudley C. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. L. Freeman, Trustee, with full power to sell, transfer, convey part or all of the same without the joinder of any beneficiary.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey dated June, 1965, by Southern Land Surveying Company, Inc., as follows:

Beginning at an iron pin set in the westerly margin of Old Hickory Boulevard, formerly called State Highway 45; said pin being in the north line of the Miller G. Kimbrough Trustee future development property as shown on the Plan of Hermitage Hills, Section 9, as of record in Book 3600, page 97, Register's Office for said County; thence south 74° 50' west 387.20 feet; thence North 1° 15' east 466.70 feet to an iron pin in the center of Stateland Road; thence South 86° 51' East with the center line of said Stateland Road 263.12 feet to another iron pin set in the westerly margin of said Boulevard; thence along the westerly margin of said Boulevard, South 16° 02' East 365.02 feet to the point of beginning, and containing 3.03 acres, more or less.

Being the same property conveyed to William D. Hail a 79% interest, Kermit E. Krantz and wife, Doris Krantz a 5% interest, Quentin Krantz and wife, Patricia Krantz a 5% interest and Dudley D. Miller an 11% interest by deed from Hermitage Gardens Apts., Inc.; the said Kermit E. Krantz and wife, Doris Krantz and Quentin Krantz and wife, Patricia Krantz having since conveyed their interests to the said William D. Hail; said instruments to be recorded simultaneously herewith.

This is a conveyance of Grantors equity only and is made expressly "subject to" the deed of trust of record in Book 4009, page 647 and rerecorded in Book 4165, page 34, Register's Office for Davidson County, Tennessee, and Grantees do not assume or agree to pay the balance of said mortgage indebtedness.

This is { unimproved / improved (X) } property, known as Hermitage Gardens Apts., Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2 day of June, 1971

William D. Hail

Dudley C. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Hail and Dudley C. Miller

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 2 day of June 19 71

Commission expires 29 July 1973

John H Dash
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William D. Hail and

Dudley C. Miller

TO
R. L. Freeman, Trustee

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-21 COMM * - 0549,006.00
JUN-21 S'TAX A* 1,427.40
JUN-21 PR'FEE A* .50
JUN-21 W'DEED A* 3.00 * 1,430.90

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $549,006.00 Affiant John H Dash
Subscribed and sworn to before me this 2nd day of June 1971
Deputy Register