BOOK 4516 PAGE 497

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Robert Bryant Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 71.

Elizabeth Cassetty
Notary Public

MY COMMISSION EXPIRES: 11-17-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. L. Bainbridge, III (NAME) 119 Union Street Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bryant, Jr. (NAME)	New owner (NAME)	Map 69-12 Par 13 &
928 30th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 69-12 Par 14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, W. L. Bainbridge, Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Bryant, Jr.

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:

Land in the 13th Civil District of Davidson County, Tennessee, designated as Tract Nos, 1 and 2 on the survey by James L. Murphy, Jr. and Company, dated May 12, 1971. Tract No. 1 is described as follows:

Beginning at a point in the southerly margin of Hydes Ferry Pike at the Northeast corner of the Kennedy property; thence easterly along the southerly margin of said Hydes Ferry Pike 163.21 feet to a point; thence south 35° 7' 0" west 146.08 feet to a point; thence south 48° 40'48" west 395.11 feet to a point in the northerly margin of Old Hydes Ferry Pike; thence westerly along the northerly margin of said Old Hydes Ferry Pike 107 feet to a point; thence north 41° 46'15" east 460.03 feet to the southerly margin of Hydes Ferry Pike, the point of beginning and containing 1.53 acres more or less.

Tract No. 2 is described as follows:

Beginning at a point in the southerly margin of Hydes Ferry Pike at the northwest corner of the YMCA property; thence south 19° 4'10" east 164.24 feet to a point; thence south 60° 34'20" west 221.84 feet to a point; thence north 22° 31'10" west 177.49 feet to a point; thence north 35° 7' 0" east 146.08 feet to a point in the southerly margin of Hydes Ferry Pike; thence easterly along the southerly margin of said Hydes Ferry Pike 125 feet to the point of beginning and containing 1.07 acres more or less.

Being part of the same property conveyed to W. L. Bainbridge Company by Deed from Jeanette L. Morris of record in Book 4488, page 142, said Register's Office.

unimproved
This is improved (X) property, known as Hydes Ferry Rd. (House Number) (Street) Nashville (P. O. Address) (City or Town) Tenn. (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 my hand this 17th day of June 19 71

IN WITNESS WHEREOF, W. L. Bainbridge Co., a Partnership, has caused this instrument to be executed by a partner, duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tenn.

W. L. Bainbridge Company
BY: W L Bainbridge
A partner

BOOK 4516 PAGE 498

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June 19 71

Commission expires January 29, 1973

Evelyn Strasser
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM W. L. Bainbridge Company

TO Robert Bryant, Jr.

B 21355

IDENTIF. REFERENCE

JUL 1 3 47 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUL-1[illegible] [illegible] $5,500.00
JUL-1[illegible] [illegible] A* [illegible].30
JUL-1[illegible] [illegible] A* .50
JUL-1[illegible] [illegible] A* 1.00 * [illegible]