BOOK 4530 PAGE 691

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	Map 85-A Par. 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4282, page 840, Register's Office for Davidson County, Tennessee.

AUG 19	CONV	90,000.00			
AUG 19	CONV	90,000.00			
AUG 19	S'TAX		A*	468.00	
AUG 19	PR'FEE		A*	.50	
AUG 19	W'DEED		A*	6.00	* 474.50

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, C. E. Hooper and wife, Peggy K. Hooper,
/
have bargained and sold, and by these presents do transfer and convey unto the said Durham Enterprises, Inc., a Tennessee Corporation,
its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point, said point being 200 feet south of the south margin of Hickory Hill Lane on the west margin of Lebanon Road; thence with the west margin of Lebanon Road south 44° 54' west a distance of 161.10 feet to the beginning of a curve to the right having a radius of 1860.0 feet; thence with said curve to the right a distance of 38.90 feet to a point; thence leaving the westerly margin of Lebanon Road north 45° 05' west a distance of 121.77 feet to a point; thence north 45° 06' east a distance of 199.63 feet to a point; thence south 45° 17' east a distance of 118.0 feet to the point of beginning.

Being part of the property conveyed to C. E. Hooper and wife, Peggy K. Hooper, by deed from W. H. Freeman and wife, of record in Book 4210, page 222, Register's Office for said County.

Also conveyed herewith is all of our right, title and interest in certain water and sewer lines or any replacement of same to serve the office building located on the above described property, which was reserved to the grantors in the deed of record in Book 4454, page 276, Register's Office for Davidson County, Tennessee, which reads as follows:

(Continued)

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $
Subscribed and sworn to before me, this the ___ day of ___ 19__
Affiant
My commission expires My Commission Expires May 4, 1975
Notary Public

"The grantors reserve for themselves, their heirs and assigns, the right to use the present water and sewage lines, or any replacement of same to serve the office building that is located on grantors' remaining property. For said right the grantors agree to pay grantees, their heirs and assigns, the sum of $25.00 per month beginning November 1, 1970, for their prorated cost of services, upkeep and maintenance of same. Said right runs with the land and is transferrable. Grantees shall bear all expenses for services paid to utility company, upkeep and maintenance of said sewer line and system. If the sewage and water rates are increased grantors agree to pay their prorated share of increase compared to rates as of date of this deed. Also, if any additional water and sewage demands are needed by grantor, they will pay increase applicable to said property."

Durham Enterprises, Inc. joins this instrument for the purpose of agreeing to abide by the terms and conditions of the use of the present water and sewer line or any replacement of same to serve the office located on the above described property.

The right to use present water and sewage lines or any replacement thereof herein granted includes, but is not limited to, use of the easement granted by the Western District of the Luthern Church, Western Synod, to W. H. Freeman and wife, Marie T. Freeman, of record in Book 4209, page 576, said Register's Office, and assigned to C. E. Hooper and wife by W. H. Freeman and wife by deed of record in Book 4210, page 233, and C. E. Hooper and wife, grantors herein, also assign to Durham Enterprises, Inc., their rights under Agreement of record in Book 4209, page 579, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (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 Durham Enterprises, Inc., its successors ~~heirs~~ *and assigns, forever.*

And We *do covenant with the said* Durham Enterprises, Inc. *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.*, except as noted above.

And we, C. E. Hooper and wife, Peggy K. Hooper, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Durham Enterprises, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 19th *day of* August, *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.*

C. E. Hooper

Peggy K. Hooper

DURHAM ENTERPRISES, INC.

By: E. L. Durham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond W Davis, a Notary Public in and for said County and State, the within named C. E. Hooper and wife, Peggy K. Hooper,

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 day of August, 19 71.

Raymond W Davis, Notary Public.

Commission Expires My Commission Expires May 4, 1975

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 .....

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
DEC 19 4 01 PM '71
REGISTER

32764

IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Raymond W Davis, a Notary Public of the State and County aforesaid, personally appeared H S Durham, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Durham Enterprises, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of August, 1971.

Raymond W Davis
Notary Public

Commission Expires My Commission Expires May 4, 1975