FROM: THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR AND TESTAMENTARY TRUSTEE UNDER THE WILL OF ROBERT MIZELL, DECEASED

This instrument prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
706 Nashville City Bank Building
Nashville, Tennessee 37201

TO: M & O INVESTMENTS, INC.

Address New Owner as follows: M & O Investments, Inc. Third National Bank Bldg. Nashville, Tenn.

Send Tax Bills to: Same

Map-Parcel Numbers Map. 82-3 Par. 42-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4541 PAGE 357

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

D. F. Phillips
Affiant

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

Elizabeth O. Hall
Notary Public

My comm. expires: May 6, 1972

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 ($200,000.00) Dollars cash paid by M & O Investments, Inc., a Tennessee corporation, hereinafter referred to as Grantee, to Third National Bank in Nashville, Executor and Testamentary Trustee under the Will of Robert Mizell, Deceased, hereinafter referred to as Grantor, receipt of which is herewith acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, three tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being part of Lot No. 3 in the Subdivision of Mary R. Brown Heirs' Land, as of record in Book 314, pages 540 and 541, Register's Office for said County, described according to a survey made by Hickerson and Hickerson, Engineers, August 19-23, 1961, as follows: Beginning at an iron pin at the southeast corner of Tract No. 1 conveyed to Oscar Godwin by deed from Conrad Jamison and wife, of record in Book 1261, page 169, said Register's Office; thence south 83° 10' east 245 feet to a fence post; thence with an old fence line, north 5° 59' east 225 feet; thence north 83° 01' west 55 feet to an iron pin; thence north 5° 59' east 84 feet to a point 300 feet west of North First Street; thence north 83° 01' west 190 feet to a fence post in the line of the lands of Oscar Godwin; thence with a fence line, south 2° 00' west 309.67 feet to the beginning.

There is included in the foregoing description, but expressly excluded from this conveyance, the tract of land which was conveyed by Oman Construction Company, Inc. to State of Tennessee, by deed of record in Book 3314, page 385, said Register's Office, described as follows: Beginning at a point in Oman Construction Company's southwest corner and runs with Hilton Pugh's east boundary line, north 6° east 157 feet to a point; thence south 1° 38' east 100 feet to a point; thence south 3° 9' 25" east 59 feet to a point in Oman Construction Company's south boundary line; thence with said boundary line, north 83° 10' west 22.7 feet to the point of beginning, containing 1700 square feet, more or less.

TRACT NO. 2: Being Lots Nos. 1, 2, 3 and 4 on the Map of the First Subdivision of the lands of Mary R. Brown Heirs, of record in Book 314, pages 540 and 541, Register's Office for said County, and described according to a copy of a plat made by Hickerson-Hickerson, Engineers, August 7, 1961, being designated on said plat as Parcels A, B, C, and D, containing 9.25 acres, more or less, as a whole and described as follows:

PARCELS A, B and C, described as follows:
Beginning at an iron pin in the northerly margin of Hancock Street, 225 feet westerly from the westerly margin of Dickerson Road; thence with the margin of said Street, north 83° 01' west 96.9 feet to a point in the easterly right-of-way line of the proposed Interstate Highway; thence with the margin of said Highway right-of-way, north 2° 27' west 875.5 feet to a point and continuing with said right-of-way, north 3° 09' west 116.4 feet to a point in a fence in the southerly boundary line of B. C. Webb property; thence along Webb's southerly line and along a fence, south 83° 01' east 245 feet to a fence post, Webb's southeast corner; thence along Webb's easterly line and along an old fence line, north 5° 59' east 225 feet to a point, Webb's inner corner; thence continuing along Webb's southerly boundary, south 83° 01' east 100 feet to a point in a fence; thence south 5° 59' west, along a fence, 752.5 feet to a cedar post and continuing with said fence, north 83° 01' west 80 feet to a point in a fence corner and hackberry tree; thence continuing with said fence, south 5° 59' west 450 feet to the point of beginning.

PARCEL D also being a part of Lots Nos. 20, 21 and 22 and the south 15 feet of Lot No. 23 on the Plan of J. R. Love and E. A. Hail's Subdivision of part of the Brown Tract, of record in Book 421, page 130, said Register's Office, and described as follows:
Beginning at a fence post in the southwesterly margin of Whites Creek Pike at a point 15 feet northwesterly from the southeast corner of Lot No. 23 on the Plan of Love and Hail's Subdivision, of record in Book 421, page 130, said Register's Office; thence with the margin of said Pike, south 36° 45' east 15 feet and south 29° 30' east 48 feet to a point; thence leaving said Pike and along a fence, south 56° 30' west 100 feet to a point; thence south 41° 30' east 50 feet to a point; thence north 76° 40' west 25 feet to a point; thence south 27° east 43 feet to a point; thence south 5° 59' West 169.2 feet to a point; thence north 83° 01' west 345 feet to a point; thence south 2° west 152.67 feet to a point at the intersection of the herein described property, the Webb property and the margin of the proposed Interstate Highway right-of-way; thence with said right-of-way, north 1° 38' west 833 feet to a point in a fence line; thence south 36° 45' east 514 feet to a fence post; thence north 55° 44' east 150 feet to the point of beginning.

TRACT NO. 3: Being the northerly 35 feet of Lot No. 23, and all of Lots Nos. 24, 25 and 26 on the Plan of J. R. Love and E. A. Hail's Subdivision of part of the Brown Tract, as of record in Book 421, page 130, Register's Office for said County.
Said part of Lot No. 23 fronts 35 feet on the westerly side of Whites Creek Pike, and runs back between parallel lines 150 feet to a dead line. Said Lots Nos. 24, 25 and 26 front 50 feet each on the westerly side of Whites Creek Pike and run back between parallel

lines 150 feet to a dead line. BOOK4541 PAGE 359

Being the same property conveyed to Third National Bank in Nashville, Executor and Testamentary Trustee under the Will of Robert Mizell, deceased, by deed from Oman Construction Company, Inc., of record in Book 4373, page 434, Register's Office for said County.

The above described property is conveyed expressly subject to:

1. Taxes for 1971, which have been prorated, and payment thereof expressly assumed by Grantee.

2. Easement for 12-foot right-of-way or alley between Lots Nos. 21 and 22 Love and Hail's Subdivision of the Brown Tract, being the southerly 12 feet of the easterly 48 feet of Tract 2, as set out and described in deed from H. H. Hall,et al, to T. M. Strider, of record in Book 1040, page 583, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way for laying, constructing, operating and maintaining a pipe line for the transportation and regulation of natural and artificial gas, under, upon, over, and through premises with rights of ingress and egress and other rights and privileges as set out in grant from Hilton Pugh to Nashville Gas Company, of record in Book 2137, page 237, Register's Office for Davidson County,Tennessee.

4. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Oman Construction Company and Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4241, page 928, Register's Office for Davidson County, Tennessee.

5. Agreement for dedication of easement for sanitary sewers and/or storm drainage between Third National Bank, Trustee, and Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4518, page 467, Register's Office for Davidson County, Tennessee.

6. Easement 72 inches wide for brick sewer as shown on the plat prepared by Hickerson and Hickerson,Engineers, dated June 28, 1961, revised July 5, 1961.

7. Easement for right-of-way of all roads lying within boundaries of premises as herein described.

8. Lack of direct access to I-65 from the premises in question, such right of access having been granted to the State of Tennessee by deeds recorded in Book 3184, page 259 and Book 3314, page 385, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as hereinbefore set out.

And Grantor does further covenant and bind itself, its successors and assigns, 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, insofar as it as Trustee is authorized so to do, but no further or otherwise.

Witness our hands this 30th day of September, 1971.

ATTEST:

Frances L. Davis

THIRD NATIONAL BANK IN NASHVILLE, EXECUTOR AND TESTAMENTARY TRUSTEE UNDER THE WILL OF ROBERT MIZELL, DECEASED

By D. F. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth C. Thompson, a Notary Public of the State and County aforesaid, personally appeared D. F. Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Third National Bank in Nashville, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of September, 1971.

Elizabeth C. Thompson
Notary Public

My comm. expires: May 6 1972

B32609

T
IDENTIF. REFERENCE

SEP 30 3 50 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 71	CONV	90,000.00			
SEP 30 71	CONV	90,000.00			
SEP 30 71	CONV	20,000.00			
SEP 30 71	S TAX		A*	520.00	
SEP 30 71	PR FEE		A*	.50	
SEP 30 71	W DEED		A*	8.00	* 528.50