Deed prepared by: James H.Hill, Atty., 320 So. Gallatin Rd.,Madison,Tenn.

WARRANTY DEED

BOOK 4543 PAGE 591

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Hasty & T. Birthwright	same	Map 34-9
c/o Mayfair Market (NAME:)	(NAME:)	Par. 98
Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00)- *DOLLARS*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein do assume and agree to pay as part of the purchase price of the premises described hereinafter, the balance of a vendor's lien retained in the deed from Walter E. Hill and wife, Ethelyn Hill, to Fred B. Winner and wife, Elsie B. Winner, of record in Book 3907, page 382, Register's Office for Davidson County, Tennessee, to secure the payment of one note dated June 28, 1965, in the amount of $50,000.00, payable in monthly installments of $358.25 each, beginning July 4, 1965.(Said lien secured by personal property also as described in said deed).

Mrs.C. Francine Mangrum Kilgore joins this conveyance for the sole purpose to convey any interest she might have through her ownership in a partnership D/B/A Mayfair Drive-In Market, and

Therefore, We, Fred B. Winner and wife, Elsie B. Winner,

the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* Ronald A. Hasty and T. Wayne Birthright herein after called the grantees *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 43,44, and 45, Block "A" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Said County.
BEGINNING at an iron pin in the northerly margin of Shakespeare Ave., the common corner of Lots Nos 42 and 43; thence with the line between said two lots, northerwardly 43.5 feet to an iron pin; thence north 71 deg. 17' west 64.6 feet to an iron pin in the easterly margin of Gallatin Pike or Highway 31-E as widened; thence with the margin of the same south 18 deg.55' west 66.33 feet to the beginning of a curve; thence around said curve southeastwardly 20.44 feet to an iron pin in the northerly margin of Shakespeare Avenue; thence with the margin of the same eastwardly 76.88 feet to the beginning.
Being the same property conveyed to Fred B. Winner and wife, Elsie B. Winner, by deed from Walter E. Hill and wife, Ethelyn Hill, of record in Book 3907, page 382, Register's Office for Davidson County, Tennessee.
This conveyance includes personal property as follows, to which a vendor's lien is retained by Walter E. Hill in the deed to Fred B. Winner and Elsie B. Winner, as of record in Book 3907, page 382 and is included in the purchase price of the real estate: Crystal Tip Ice Maker, 25-JOIX184; Williamson Central Heat and Air, 7724-05-2020; Frigidaire Ice Maker, 51JB0446; Warren Dairy Case, GG-359-1145; Warren Frozen Food Case GH-376-1007; Starrette Ice Dispenser, CC80628-1; Warren Walk-In Cooler, F1-76-1065; Tyler Walk-In Cooler, 95453; Simpson Scale, 636463; Anker Cash Register, A524-340; Clary Adding Machine 169-218954; Steam Table-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,000.00

Subscribed and sworn to before me, this the 1st day of October 19 71

T. Wayne Birthright
Affiant

My commission expires: May 7, 1974
(Affix Seal)

Notary Public

#14- 4 Unit; Compact Coffee Maker, A4313; Warren Vegetable Case, 17 ft.

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 grantees and 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.*

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1ST *day of* October, *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.*

× Earl B. Skinner

Mrs. Elsie D. Skinner

× Mrs. Catherine Morgan Gilpin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Mrs. C. Francine Mangrum Kilgore, Fred B Winner and wife, Elsie B. Winner

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 Madison, Tennessee, *Tennessee, this* 1st *day of* October, *19*71.

James H. Hill, *Notary Public.*

Commission Expires May 7, 1974.

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Fred B. Winner and wife,
Elsie B. Winner

TO

Ronald A. Hasty &

~~T. Wayne Birthwright~~

3 3 6 5 8

IDENTIF. REFERENCE

OCT 8 10 41 AM '71

FELIX Z. HILLSMAN II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to:Ronald A.Hasty and
T.Wayne Birthright
1484 N.Gallatin Rd.,Madison,Tenn.
37115

OCT-8? CONV 56,000.00
OCT-8? STAX A* 145.60
OCT-8? PRFEE A* .50
OCT-8? MTDEED A* 8.00 * 154.10

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