BOOK 1552 PAGE 418

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sertoma Club of Nashville (NAME:)	First Federal Savings (NAME:)	117-11
P. O. Box 4542 (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue, North at Union (STREET ADDRESS)	[illegible]
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of one hundred thousand and no one-hundreds---------- ---------- *DOLLARS*

($100,000.00) cash in hand paid by Sertoma Club of Nashville, a general welfare corporation,

hereinafter referred to as the Grantee, and other good and valuable considerations, receipt of which is acknowledged, AMERICAN CHILD CENTERS, INC., a Tennessee corporation hereinafter referred as the Grantor,

NOV11	CONV	90,000.00			
NOV11	CONV	10,000.00			
NOV11	STAX		A* 260.00		
NOV11	PNFEE		A* .50		
NOV11	W'DEED		A* 8.00	*	268.50

have bargained and sold, and by these presents do transfer and convey unto the said Sertoma Club of Nashville, a general welfare corporation, its successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being lots Nos. 196 and 197 on the Plan of the unrecorded portion of Noel's Subdivision of Watkins Grove, described according to a survey made by W. B. Southgate, Civil Engineer, October _____, 1915, as follows:

Beginning at the southwest corner of Woodmont Boulevard or Avenue and Benham Street; thence with the southerly margin of said Boulevard, westwardly 200 feet; thence at right angles, southwardly 355 feet; thence at right angles, eastwardly 200 feet to the westerly margin of Benham Street; thence with said Street, northwardly 355 feet to the beginning.

TRACT NO. 2: Being Lot No. 198 on the Map of Noel's Subdivision of Watkins Grove, not of record, and described as follows:

Beginning at a point in the westerly margin of Benham Street at the corner of Lots Nos. 197 and 198, being 355 feet south of the south margin of Woodmont Boulevard; thence with the line between lots 197 and 198, westerly 200 feet to a point at the corner of said lots and of Lots 217 and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of November 1971.

Notary Public

My commission expires: 2-1-75

(Affix Seal)

This instrument prepared by Rollie L. Woodall, Attorney, 213 Third Avenue, North, Nashville, Tennessee 37201

218; thence with the line between lots 198 and 217, southerly 200 feet to a point, the corner of lots 198 and 199; thence with the line between between said lots easterly 200 feet to the westerly margin of Benham Street; thence with the margin of the same, northerly 200 feet to the beginning.

Being the same property conveyed to American Child Centers, Inc. by deed from E. C. Armistead and wife, Thaniel D. Armistead, of record in Book 4329, page 423, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2001 Woodmont Boulevard, Nashville, Tennessee 37215
(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 Sertoma Club of Nashville, a general welfare corporation, 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; have a good right to convey it, and the same is unencumbered* except for taxes for the year 1971, which have been pro-rated between the Grantor and Grantee and assumed by the Grantee, and the lien of a Deed of Trust of record in Book 3408, page 49, Register's Office for Davidson County, Tennessee.

And American Child Centers, Inc. does ~~do~~ *further covenant and bind* itself, its successors and assigns *to warrant and forever defend the title to the said land to the said heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 1st *day of* November, *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.*

AMERICAN CHILD CENTERS, INC.
By: K. E. Dunklin
K. E. Dunklin, President
Attest: Rollie L. Woodall
Rollie L. Woodall, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF North Carolina
COUNTY OF Forsyth

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 NORTH CAROLINA
COUNTY OF Forsyth

Before me, Virginia L Shields, a Notary Public of the State and County aforesaid, personally appeared K. E. Dunklin, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the American Child Centers, 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 him self as President.

Witness my hand and seal, at office in 965 Olson Street, Winston-Salem, NC this 1st day of November, 1971.

Virginia L Shields
Notary Public

Commission Expires May 12, 1976.

WARRANTY DEED

FROM

TO

B 3 7 5 1 4

IDENTIF. REFERENCE

Nov 11 10 00 AM '71

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE