Map. 120
Pcl. 139
Pw

BOOK 4563 PAGE 364

WARRANTY DEED

For and in consideration of the sum of Two Hundred Thousand ($200,000.00) Dollars, receipt of which is hereby acknowledged, we have bargained and sold, and by these presents do transfer and convey unto W. ASHLEY VERLANDER, JUDSON S. WHORTON, GEORGE D. AUCHTER, JR., ROGER L. MAIN, BRICE R. SMITH, JR., CHARLES K. CROSS, CLIFFORD A. CUTCHINS, III, and ROBERT E. McNEILL, JR., not individually, but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust under Declaration of Trust dated May 14, 1969, as amended, and their successor Trustees under said Declaration of Trust (in the event of death, resignation or removal of any Trustee herein named, or the failure of any Trustee to be reelected, any such Trustee shall automatically be divested of his interest herein, and the remaining Trustees and any newly elected or appointed Trustee or Trustees acting at the time shall be the sole owners in trust under this deed), and their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glengarry Park Commercial Development, Section II, as of record in Book 4175, page 16, Register's Office for Davidson County, Tennessee, and a part of Lot No. 337, Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for said County, described as follows:

Beginning at a monument in the northwest margin of Glengarry Drive, said monument being 576.05 feet south along the west side of Glengarry Drive from a concrete monument at the beginning of a curve to the northwest with a radius of 25 feet at the intersection of Glengarry Drive and Murfreesboro Road; thence North 59° 05' West 119.9 feet to a monument; thence North 22° 00' West 243.06 feet to a monument; thence North 63° 23' West 138.08 feet to a monument; thence North 48° 56' West 1259.5 feet to a monument; thence North 40° 46' West 183.04 feet to an iron stake in concrete; thence North 54° 01' East 168.28 feet to an iron stake; thence South 48° 56' East 1397.4 feet to an iron stake;

thence North 41° 14' East 43.9 feet to an iron stake; thence South 48° 46' East 140.1 feet to an iron stake; thence South 74° 09' East 68.3 feet to a monument on the southwest margin of Glengarry Drive; thence with said margin and a curve southeasterly 138.8 feet to a monument in said margin; thence South 12° 35' East 75.5 feet to a monument in said margin; thence with said margin and a curve to the south 211.75 feet to the point of beginning.

Being property conveyed to Casel Properties, by deed from Henry Hudson and wife, Ruth Hudson, of record in Book 4463, page 974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a deed of trust of record in Book 4251, page 307, Register's Office of Davidson County, Tennessee and an assignment of said deed of trust of record in Book 4377, page 423, Register's Office of Davidson County, Tennessee and subject to an assignment of rents and leases of record in Book 4377, page 425, Register's Office of Davidson County, Tennessee and Book 4377, page 429, Register's Office of Davidson County, Tennessee. It is further subject to easements and restrictive covenants, all of record in the Register's Office of Davidson County, Tennessee at the following citations: Book 1788, page 349; Book 2796, page 604; Book 2960, page 5; Book 4175, page 16; and Book 2900, page 25.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W. ASHLEY VERLANDER, et al, not individually, but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust, their heirs and assigns, forever*. And we do covenant with the said W. ASHLEY VERLANDER, et al, not individually, but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust, that we are lawfully seized and possessed of

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* But not to include all buildings and improvements now or hereafter located on the land herein conveyed, which buildings and improvements are and shall remain real property.

the said land in fee simple, have a good right to convey and the same is unencumbered.

And we do further covenant and bind our heirs and representatives to warrant and further defend the title to the said land to the said W. ASHLEY VERLANDER, et al, not individually, but as Trustees of American Century Mortgage Investors, a Massachusetts Business Trust, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of December, 1971.

Henry Hudson

Ruth Hudson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, W. L. Simmons, a Notary Public in and for said County and State, Henry Hudson and wife, Ruth Hudson, the within named 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 21st day of December, 1971.

W. L. Simmons
Notary Public

My commission expires: 11-13-74

W. L. SIMMONS, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by Harlan Dodson III, 900 Nashville Bank & Trust Bldg., Nashville, Tennessee 37201

State of Tennessee
County of Davidson

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

Harlan Dodson
Affiant

Sworn and subscribed to before me this the 21st day of December, 1971.

W. L. Simmons
Notary Public

My commission expires: 11-13-72

W. L. SIMMONS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Send Tax Bills To: American Century Mortgage Investors
11 East Forsyth Street
Jacksonville, Florida 32202

B 423 02

IDENTIF. REFERENCE

DEC 22 10 50 AM '71

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

DEC22 71	CONV	90,000.00			
DEC22 71	CONV	90,000.00			
DEC22 71	CONV	20,000.00			
DEC22 71	S'TAX		A*	520.00	
DEC22 71	PR'FEE		A*	.50	
DEC22 71	W'DEED		A*	8.00	* 528.50