BOOK 4579 PAGE 429

WARRANTY DEED

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Brown	SAME	Map 94
(NAME:)	(NAME:)	Pc Par. 111
Troup Bank & Trust Co.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Troup, Texas 75789		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of: One and no/100 ($1.00)
DOLLARS
cash in hand paid and other good and valuable consideration, the receipt of all of which is acknowledged, Riverhills, Inc., a Tennessee corporation,

FEB28'72	CONV	16,870.00			
FEB28'72	S'TAX		A*	43.94	
FEB28'72	PR'FEE		A*	.50	
FEB28'72	W'DEED		A*	6.00	* 50.44

has ~~bargained~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto ~~the said~~ Edwin Brown, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot 1-C on the Re-Resubdivision of Lot 1, Section 1, River Hills Industrial Park, of record in Book 4300, page 151, Register's Office of said County, and fronting 180.00 feet on the westerly side of Spence Lane and running back between parallel lines 293.5 feet on the north and 177.5 feet on the south to the Louisville and Nashville Railroad right-of-way, facing 213.00 feet on such right-of-way and containing 0.967 acres more or less.

Being a part of the property conveyed to Riverhills, Inc. by William R. Carter and wife, Jane S. Carter, and William R. Davidson and wife, Vera R. Davidson, by deed of record in Book 4495, page 41, Register's Office of Davidson County, Tennessee.

B. K. BASS NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Exp. Sept. 13, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 16,870.00

Affiant

Subscribed and sworn to before me, this the 18th day of February, 1972

My commission expires: 9/13/75 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as .... (House Number) Spence Lane (Street) P. O. Address: Nashville (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 Edwin Brown, his .... *heirs and assigns, forever.*

And grantor does *covenant with the said* Edwin Brown .... *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 1972 taxes which have been prorated and assumed by Grantee, easements and conditions of owner's Certificate as shown on plan of record in Book 4300, page 151, said Register's Office, and restrictive covenants of record in Book 4485, page 108 said Register's office.

And grantor does *do further covenant and bind* itself, its successors and / assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Edwin Brown, his .... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness Grantor's ~~hand~~ *this* 28th *day of* January, 1972, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RIVERHILLS, INC.

BY Robert C. H. Mathews Jr.
President

ATTEST:

William R. Harrison
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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.....
COUNTY OF.....

FEE 1.00
REFERENCE
IDENTIF.
FEB 29 8:58 AM '72
KELLIE Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

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, Charles K. Wray, *a Notary Public of the State and County aforesaid, personally appeared* Robert C.H. Mathews, Jr. and William R. Davidson, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~himself~~ *to be* President and Secretary *of the* Riverhills, Inc., *the within named bargainor, a corporation, and that* they ~~he~~ *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves ~~himself~~ *as* President and Secretary.

Witness my hand and seal, at office in Nashville,
this 29th *day of* January, *19*72

Charles K. Wray
Notary Public

Commission Expires 11-7-73

STATE OF TENNESSEE · CHARLES K. WRAY · NOTARY PUBLIC · DAVIDSON COUNTY · AT LARGE