WARRANTY DEED

BOOK 4584 PAGE 213

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
S.T.K. INVESTMENTS (NAME)	HOME FEDERAL SAVINGS & LOAN (NAME) ASSOCIATION	MAP 161-6
5995 PORT ANADARKO TRAIL (STREET ADDRESS OR ROUTE NUMBER)	LIFE & CASUALTY TOWER (STREET ADDRESS)	PARCELS 239,
HERMITAGE, TENN. 37076 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. 37219 (CITY) (ZONE) (STATE)	240, 241 & 242

For and in Consideration of the sum of FOUR THOUSAND and NO/100---------- ----------($4,000.00)---------- *DOLLARS* cash in hand paid to Atlas Construction Company, hereinafter referred to as Grantor, by Fred B. Shipman, Walter L. Timmons, Jr., and David M. Knight, doing business as S.T.K. Investments, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the agreement on the part of the said Grantees to assume and pay principal and interest in the amount of Seven Hundred Eighty Nine and 28/100 ($789.28) Dollars per month, commencing on the 1st day of April, 1972, and continuing until the principal sum of Ninety Five Thousand Three Hundred Sixty One and 20/100 ($95,361.20) Dollars, said principal sum being the unpaid principal balance of a debt secured by Deeds of Trust of record in Book 4523, pages 223, 227, 231 and 235, Register's Office for Davidson County, Tennessee, is paid in full, Atlas Construction Company, Grantor,

MAR 16 72	CONV	99,454.44			
MAR 16 72	S'TAX		A*	258.70	
MAR 16 72	PR'FEE		A*	.50	
MAR 16 72	W'DEED		A*	6.00	* 265.20

has *xxxx bargained and sold, and by these presents do transfer and convey unto* the said Fred B. Shipman, Walter L. Timmons, Jr., and David M. Knight, Grantees, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Certain tracts or parcels of land in the Sixth Civil District of Davidson County, Tennessee, described as follows:

Being Lots Nos. 138, 139, 140, and 141, as shown on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, Register's Office for said County.

Said Lot No. 138 fronts 75.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 145.00 feet on its northerly line, and 137.50 feet on its southerly line, to a broken line in the rear on which it measures a total distance of 107.09 feet.

Said Lot No. 139 fronts 80.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 149.85 feet on its northerly line, and 145.00 feet on its southerly line, to a broken line in the rear on which it measures a total distance of 80.27 feet.

Said Lot No. 140 fronts a total distance of 80.81 feet along the westerly side of Whitaker Drive, and runs back between lines, 150.00 feet on its southerly line, to a line in the rear on which it measures 81.15 feet.

Said Lot No. 141 fronts 79.00 feet on the westerly side of Whitaker Drive, and runs back between lines, 151.40 feet on its northerly line, and 150.00 feet on its southerly line, to a broken line in the rear on which it measures a total distance of 90.25 feet.

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 99,454.44

Subscribed and sworn to before me, this the 15th day of March 1972

Affiant

My commission expires: 11-7-73 (Affix Seal)

M. Lynne Halliday
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Being the same property conveyed to Atlas Construction Company by deed from Andrew Ewing, Trustee, of record in Book 4407, page 449, Register's Office for said County.

BOOK 4584 PAGE 214

Said Lots Nos. 138, 139, 140, and 141, are conveyed expressly subject to the following:

1. Taxes for the year 1972, which have been prorated, and payment thereof is expressly assumed by Grantor.

2. Restrictive Covenants of record in Book 4393, page 383, said Register's Office.

3. Said Plan of record in Book 4175, page 108, shows: (a) an Owner's Certificate; (b) a 30-foot minimum building setback line along Whitaker Drive; (c) a 10-foot drainage and utility easement along the rear lines of each of said lots; (d) with respect to Lot No. 138, a 2-1/2 x 25-foot utility anchor easement along its southerly line at its intersection with Whitaker Drive, with respect to Lots Nos. 139 and 140, a 5 x 25-foot utility anchor easement along their common boundary at its intersection with Whitaker Drive, said easement having a width of 2-1/2 feet on each side of said line; (e) with respect to Lot No. 141, a 2-1/2 x 25-foot utility anchor easement along its northerly line at its intersection with Whitaker Drive.

~~unimproved~~ This is improved (X) property, known as Whitaker Drive, Nashville, Tennessee
(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, their *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Grantees, *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 as hereinabove set out.

And Grantor does *do further covenant and bind* its successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* fifteenth *day of* March, *19* 72., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATLAS CONSTRUCTION COMPANY

By: Theodore H. Pack Pres.
(Title)

THIS INSTRUMENT PREPARED BY:
Franklin D. Brabson, Attorney
1703 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

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.....
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, M. Lynne Halliday, *a Notary Public of the State and County aforesaid, personally appeared* Theodore H. Pallet, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* (title) President *of the* Atlas Construction Company, *the within named bargainor, a corporation, and that* he *as such* (title) 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* (title) President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 15th *day of* March, *19* 72.

M. Lynne Halliday
Notary Public

Commission Expires 11-7-23

M. LYNNE HALLIDAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FILED FOR REGISTRATION
MAR 6 11 12 AM '72
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
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