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THIS INSTRUMENT PREPARED BY:
S. RALPH GORDON, ATTORNEY
404 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37219

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		60-2
(NAME:) Seventy-Forty Corporation	(NAME:) Same	161.2-184
(STREET ADDRESS OR ROUTE NUMBER) 714 Main St.	(STREET ADDRESS)	165-356
(CITY) Nash. (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	156.1-257

For and in Consideration of the sum of --- TEN AND NO/100 ---------- PW
----------($10.00)---------- DOLLARS

cash in hand paid by Seventy-Forty Corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 25,000.00. Affiant Eddie R. Townsend
Subscribed and sworn to before me this 8th day of Sept 1972
Deputy Register [illegible]

Eddie R. Townsend, Trustee, Eddie R. G. Townsend and wife Luanne Townsend

have bargained and sold, and by these presents do transfer and convey unto the said Seventy-Forty Corporation, its successors

~~XXX~~s 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, being Lots 2 and 3 on the Proposed Plan of Revised Ewing Shopping Center Subdivision, as follows:

Said Lot No. 2: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Ewing Drive, more particularly described as follows: BEGINNING at a point in the easterly margin of Brick Church Pike, 150 feet northerly from the north line of Ewing Drive, being the northwest corner of Union Oil Company of California; thence with Brick Church Pike, North 1° 13' West 179.54 feet to a point; thence with a curve to the right having a central angle of 83° 17', a radius of 20 feet, 29.07 feet to a point; thence North 82° 36' East, 46.95 feet to a point; thence with a curve to the left having a central angle of 19° 32', a radius of 481.27 feet, 164.07 feet to a point; thence North 62° 32' East 175.42 feet to a point; thence with a curve to the right having a central angle of 12°36', a radius of 283.50 feet, 62.35 feet to a point; thence South 10° 18' East 195.53 feet to an iron pin; thence South 01° 58' East, passing an iron pin at 64.30 feet, a total distance of 318.90 feet to a point in the northerly margin of Ewing Drive; thence with Ewing Drive, North 89° 47' West, 330.86 feet to a point, the southeast corner of Union Oil Company of California; thence with said Oil Company North 1° 13' West, 150.00 feet to a point; thence North 89° 47' West, 140 feet to the point of beginning, containing 3.96 acres, more or less.

Said Lot No. 3: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Parkwood Estates, Section 1, more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Brick Church Pike located 78.8 feet north of the center line of Ewing Lane, being the southwesterly

corner of Nashville Electric Service Ewing Creek Substation; thence with said Substation's southerly line, North 72° 54' East 166.65 feet to a concrete monument; thence North 55° 03' East, passing a concrete monument at 28.9 feet, a total distance of 231.00 feet to a concrete monument; thence North 70° 54' East, 82.17 feet to a point; thence South 02° 33' East, passing an iron pin at 74.94 feet, a total distance of 108.54 feet to a point in the northerly margin of Ewing Lane; thence in a southwesterly direction with a curve to the left having a central angle of 13° 34', a radius of 316.50 feet, 74.98 feet to a point; thence South 62°32' West 175.42 feet to a point; thence with a curve to the right having a central angle of 19° 32', a radius of 448.27 feet, 152.82 feet to a point; thence South 82° 04' West 38.36 feet to a point; thence with a curve to the right having a central angle of 96°43', a radius of 20 feet, 33.76 feet to a point; thence North 1° 13' West, 39.60 feet to the point of beginning, containing 0.92 acre, more or less.

Being property conveyed to EDDIE R. TOWNSEND, TRUSTEE by two deeds, one from Mildred Louise Winfrey, a widow, of record in Book 3987, page 385; and by deed from Harold Dean Stone, Sr. and wife, of record in Book 4193, page 690, said Register's Office; and property conveyed to Eddie R. G. Townsend, by deed from Margaret L. Weaver, et al, of record in Book 4161, page 210, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seventy-Forty Corporation, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Seventy-Forty Corporation 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, Eddie R. Townsend, Trustee, / Eddie R. G. Townsend et ux Luanne Townsend do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Seventy-Forty Corporation, its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 7th day of September 19 72

Eddie R Townsend Trustee
Eddie R. Townsend, Trustee

Eddie R G Townsend
Eddie R. G. Townsend

Luanne Townsend
Luanne Townsend

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie R. Townsend, Trustee, Eddie R. Townsend and wife, Luanne Townsend

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 Nashville, Tennessee, this 7th day of September, 1972

Jean Seymour, Notary Public

Commission Expires 10-29-75

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
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Eddie R. Townsend, Trustee,

Eddie R. G. Townsend et ux

TO

Seventy-Forty Corporation

SEP-7-72 RECEIVED

SEP-7-72 CONV

SEP-7-72 CONV

SEP-7-72 RECORDING FEE

SEP-7-72 STATE TAX

B 7 4 8 3 6

IDENTIF. REFERENCE

SEP 7 10 32 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

90,000.00
35,000.00

A* 325.00
A* .50
A* 8.00 * 333.50

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