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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Benjamin H. Ernst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 1972.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 Stahlman Building, Nashville, Tennessee-37201
NAME from information furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin H. Ernst (NAME)	Same (NAME)	BH 01455
P. O. Box 40485 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, EMILY H. ERNST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN H. ERNST

a Fifteen (15%) Percent undivided interest in and to

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

All that certain plot or parcel of land situated in the town of Nashville, Davidson County, Tennessee, being more particularly described as 798 Berry Road, Berry Hill, Tennessee, being further described as:

BEGINNING at a point in the northerly margin of Berry Road and the westerly right-of-way line of the L & N Railroad and running thence northerly with said right-of-way 657 feet to a point on the intersection of the L & N Railroad and the southerly margin of the Tennessee Central Railway; thence running with said margin southwestwardly 136 feet to a point in the easterly right-of-way line of I-65; thence with said right-of-way south 01° 53' West 235 feet to a point; thence with said right-of-way line 385.6 feet to a point in the northerly margin of Berry Road 100 feet west of the westerly L & N Railroad right-of-way; thence easterly with said Berry Road margin 100 feet to the point of beginning, containing 1.50 acres, more or less, containing approximately 65,340 square feet of land, together with all improvements thereon, including a one-story masonry building providing approximately 8,233 square feet net interior floor space, with platform and/or ramp area of approximately 570 square feet, covered loading slab of approximately 1,543 square feet, paved parking, maneuvering and driveway areas of approximately 39,720 square feet, and sidewalks and landscaped areas of approximately 7,642 square feet .

BEING part of the same property conveyed to B. Walter Ernst and wife, Emily H. Ernst by deed from Ernst Cereal Company, of record in Book 2098, page 585, Register's Office for Davidson County, Tennessee; the said B. Walter Ernst having since died.

This is improved (X) unimproved ( ) property, known as 798 Berry Road, Nashville, Tennessee-37204
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand this 1st 19th day of December, 19 72

Emily H. Ernst

Emily H. Ernst

BE/

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily H. Ernst

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December 1972

Commission expires 11-30-76

Notary Public

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

ms

WARRANTY DEED

FROM

EMILY H. ERNST

TO

BENJAMIN H. ERNST

B 8 8 6 1 0

IDENTIF. REFERENCE

DEC 21 10 38 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC21 72	CONV	30,000.00			
DEC21 72	S'TAX		A*	78.00	
DEC21 72	PR'FEE		A*	.50	
DEC21 72	W'DEED		A*	4.00	* 82.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKES & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Law 1
Bk 8