This instrument prepared by:
WALLER LANSDEN DORTCH & DAVIS
1200 American Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00.

Affiant

Subscribed and sworn to before me, this the 24 day of January, 1973.

Notary Public

My commission expires: 5-10-76
(Affix Seal)

BOOK 4674 PAGE 576

Address New Owner as Follows:

H. Rodes Hart
c/o Franklin Builders Supply Co.
612 10th Avenue North
Nashville, Tennessee 37203

mail to

Send Tax Bills to:

Same

Map-Parcel Numbers

93-1
#0

JAN24P CONV *5,000.00
JAN24P S'TAX A* 13.00
JAN24P PR'FEE WARRANTY DEED A* .50
JAN24P W'DEED A* 6.00 * 19.50

FOR AND IN CONSIDERATION of the sum of Five Thousand Dollars ($5,000) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANKLIN BUILDERS SUPPLY COMPANY, a Tennessee corporation (Grantor), has this day bargained and sold and by these presents does transfer and convey unto H. RODES HART (Grantee), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Beginning at an iron pin located at west edge of right of way of Eighth Avenue North, same pin being southeast corner of Lot No. 7 on plan of Subdivision of Lot No. 88 in J. H. Hill's Addition to Nashville. Said beginning pin also being one hundred fifty three feet six inches (153' 6") south of intersection of Harrison Street and Eighth Avenue, North; thence from the above described beginning pin, south with West edge of right of way of Eighth Avenue, North, twenty four (24) feet to an iron pin, same pin being twelve (12) feet north of centerline of Harrison Street lead of L&N Railroad track; thence west along a line twelve (12) feet, north of and parallel to centerline of L&N's Track No. 28, two hundred seven (207) feet, more or less, to another iron pin, being at east edge of right of way of 9th Street (closed), and in line with west side of Lot No. 5 in above mentioned subdivision; thence North twenty eight feet four inches (28' 4") with east

edge of right of way of 9th Street (closed) to an iron pin, being the southwest corner of Lot No. 5; thence east following south lines of Lots No. 5, 6 and 7 for a distance of two hundred seven feet and six inches (207' 6") to the point of beginning, containing 5,380 square feet, more or less.

Being the same property conveyed to Franklin Builders Supply Company by the Louisville and Nashville Railroad Company by deed dated January 6, 1973, and recorded in Book 4673, page 451, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever.

And Grantor does further covenant with said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the reservation of the Louisville and Nashville Railroad Company of the right to remove its track No. 41, located on the above described property, within ninety (90) days after January 6, 1973, which reservation is contained in the deed of the subject real estate from Louisville and Nashville Railroad Company to Franklin Builders Supply Company dated January 6, 1973, and recorded in Book 4673, page 451, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed, and its corporate name to be signed hereto

BOOK 4674 PAGE 578

by its duly authorized officers on this 24th day of January, 1973.

FRANKLIN BUILDERS SUPPLY COMPANY

Attest:

V. R. Bowman

By John M Young Jr Sec-Treas

B 9 2 3 6 1

IDENTIF. REFERENCE

JAN 24 3 21 PM '73

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Carolyn M. Purvis, a Notary Public within and for the State and County aforesaid, personally appeared John M. Young, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Secretary-Treasurer of FRANKLIN BUILDERS SUPPLY COMPANY, the within named bargainor, a corporation, and that he as such Sec.-Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Sec.-Treasurer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 24 day of January, 1973.

Carolyn M. Purvis
Notary Public

My commission expires: 5-10-76

NOTARY PUBLIC DAVIDSON COUNTY TENN. CAROLYN M. PURVIS