THIS INSTRUMENT WAS PREPARED BY

[illegible] Attorney
NASHVILLE, TENNESSEE

BOOK 4682 PAGE 556

WARRANTY DEED

Address new owner as follows:	Send tax bills to:	Map-Parcel Nos.
KEY INVESTMENTS, INC.	SAME	91-B
P. O. Box 711		16-16.1
Nashville, Tennessee 37202		Pt

FOR AND IN CONSIDERATION of the sum of Seventy-Six Thousand and No/100 Dollars ($76,000.00), paid in cash to D & L PROPERTIES, INC., a Tennessee corporation, hereinafter referred to as "GRANTOR", by KEY INVESTMENTS, INC., a Tennessee corporation, hereinafter referred to as "GRANTEE", GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, two tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1.

BEGINNING at an iron pin on the easterly margin of 44th Avenue North at a point on the centerline of Indiana Avenue extended; thence with the easterly margin of 44th Avenue North, N 19° 30' E, a distance of 155.8 feet to an iron pin at the southwesterly corner of Parcel 16.1; thence with the southerly line of Parcel 16.1, S 70° 51' E, a distance of 243.2 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad, southerly and being 100 feet from and parallel to the centerline of the main tract of the L & N Railroad; with a curve to the left (radius of 1460.86 feet) a distance of 159.78 feet, said curve having a chord bearing and distance of S 9° 34' W, a distance of 159.7 feet; thence N 70° 30' W, a distance of 270.7 feet to the point of beginning, and containing 0.92 acres.
BEING part of the property conveyed to D & L Properties, Inc., by deed from Robert S. Doggett and wife, Annie Kate Doggett, of record in Book 2146, page 307, Register's Office for Davidson County, Tennessee.

TRACT 2.

BEGINNING at an iron pin on the easterly margin of 44th Avenue North at a point being N 19° 30' E, a distance of 155.8 feet from the centerline of Indiana Avenue projected; thence with the easterly margin of 44th Avenue North, N 19° 30' E, a distance of 219.2 feet to an iron pin; thence S 70° 30' E, a distance of 235.0 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad and being 100 feet from and parallel to the centerline of the Main track, S 18° 49' W, a distance of 112.7 feet; thence continuing

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

[signature]
Affiant

Subscribed and sworn to before me, this the 11 day of [illegible], 197[illegible].

Mrs. John [illegible]
NOTARY PUBLIC

Commission expires: May 16, 1976

with said right-of-way with a curve southeasterly (radius of 983.68) a distance of 105.30 feet and having a chord bearing and distance of S 15° 45' W, a distance of 105.25 feet to the northeasterly corner of Parcel No. 16, thence with the northerly line of Parcel No. 16, N 70° 51' W, a distance of 243.2 feet to the point of beginning, and containing 1.19 acres.

BEING the same property conveyed to D & L Properties, Inc., by deed from Fred A. Love Sr., and Gilbert E. Carter, of record in Book 4457, page 955, Register's Office Davidson County, Tennessee.

TRACT 1 is improved property known as No._____, 44th Avenue, North, Nashville, Tennessee.

TRACT 2 is unimproved property known as No._____, 44th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for taxes for the year 1973, and payment thereof is expressly assumed by GRANTEE.

And GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its authorized officers, on this 21 day of February, 1973.

D & L PROPERTIES, INC.

By Annie Kate Doggett
Vice-President

ATTEST:

Roberta D. Locklin
Secretary-Treasurer

BOOK 1682 PAGE 558

STATE OF ~~FLORIDA~~ TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BETH O. STEPHENS, a Notary Public of the State and County aforesaid, personally appeared Annie Kate Doggett, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice-President of D & L Properties, Inc., the within named bargainor, a corporation, and that she as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice-President.

WITNESS my hand and seal, at office in Nashville, ~~Florida~~ TENNESSEE, this 21st day of February, 1973.

Beth O. Stephens
Notary Public

My Commission Expires:

My Commission Expires December 17, 1974

89513

IDENTIF. REFERENCE

FEB 21 3 32 PM '73

DAVIDSON COUNTY, TENN.

FEB21 73	CONV	76,000.00			
FEB21 73	S'TAX		A*	197.60	
FEB21 73	PR'FEE		A*	.50	
FEB21 73	W'DEED		A*	6.00	* 204.10