Mail Frank Ingraham, Esq
Parkway Towers
Nash Tenn

WARRANTY DEED

BOOK 4682 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Young	Same	4D-45740
(NAME:) Pitts Ave	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----------TEN AND NO/100 ($10.00)----------*DOLLARS*

Cash in hand paid by James A. Young and wife Ozelle H. Young, and other good and valuable consideration the receipt of all of which is hereby acknowledged,

FEB22P CONV 14,000.00
FEB22P S'TAX A* 36.40
FEB22P PR'FEE A* .50
FEB22P W'DEED A* 6.00 * 42.90

We, D. Payne, C. R. Payne and J. R. Payne, Jr., partnership, d/b/a Payne Motor Company *have bargained and sold, and by these presents do transfer and convey unto the said* James A. Young and wife Ozelle H. Young *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Parcel "A", Section "F", Revised, on the Plan of the Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County, as follows:

Beginning at a point at the northwest terminus of Pitts Street, where the same intersects the easterly line of said Parcel "A" shown on said Plan; thence with the east line of Parcel "A", North 44°06' East 100 feet; thence North 45°44' West 100 feet; thence south 44°06' West 100 feet to a point which would be the extension of the northerly line of Pitts Street, if extended, thence South 45°44' East 100 feet to the point of beginning.

Being the same property conveyed to D. Payne, C. R. Payne, and J. R. Payne, Jr., d/b/a Payne Motor Company, by deed from The Old Hickory Utility District of Davidson County, Tennessee, of record in Book 3902, page 767, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $14,000.00

Subscribed and sworn to before me this 22nd day of January, 1973

My commission expires 4-5-76 (Affix Seal)

James A. Young Ozelle H. Young
Affiant

Mary L. Goodman
Notary Public

The above property is conveyed subject to the following:

Restrictive Covenants as of record in Book 1976, page 423, Register's Office for Davidson County, Tennessee; title to that portion of the premises conveyed herein that might be affected by the reservation for one special easement 40 feet wide for a road, one easement 10 feet wide for public utilities, together with agreements in connection therewith, and all rights in connection with said easements, including rights of ingress and egress to easements for servicing same, as contained in deed of record in Book 1976, page 423, in said Register's office.

Easement for a paved ditch and easement for public utilities and title to that portion of the premises which may be within the bounds of the road to the Boat Dock and Quarry, as shown on plan of record in Book 1424, page 131, Register's office for said county.

Title to that portion of the premises which may be within the bounds of the high and low water mark of the Cumberland River.

Easement granted L. G. Britton by the United States of America for a right of way for a road over, across, in, and upon lands of the United States of America to Pitts Avenue as of record in Book 3897, page 192, in said Register's office.

unimproved ( )
This is improved (X) property, known as ..... Pitts Street, Old Hickory, Tenn.
(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 James A. Young and wife Ozelle H. Young *, their heirs and assigns, forever.*

And we *do covenant with the said* James A. Young and wife Ozelle H. Young *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,*

except as set out hereinabove and by 1973 taxes, which the grantees assume.

And D.Payne, C.R.Payne, and J.R.Payne,Jr., d/b/a Payne Motor Company *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A.Young and wife Ozelle H.Young/their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand this* 15th *day of* January, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PAYNE MOTOR COMPANY

BY: D Payne, Partner

J.R.Payne, Partner

C.R.Payne, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mildred I. Stewart, a Notary Public in and for said County and State, the within named D. Payne, C. R. Payne and J. R. Payne, Jr.

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 1 day of January, 19 73.

Mildred I. Stewart, Notary Public.

Commission Expires 12-17-74

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 _____

B 9 5 7 0 1 IDENTIFICATION FEE PAID FEB 22 3 52 PM '73 DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____