APR-9[illegible] MISC

BOOK 4696 PAGE 776
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WARRANTY DEED

New Owner and Send Tax Notice:

Hardaway Construction Company
615 Main Street
Nashville, Tennessee 37206

Tr. No. I: Map 148, Par. 78
Tr. No. II: Map 148, Par. 68
Tr. No. III: Map 90-12 Par. 266
Tr. No. IV: Map 90-12, Par. 268
Tr. No. V: Map 90-12, Par. 267
Tr. No. VI: Map 148, Par. 62.1
Map 90-12 Par. 356 pw

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, Gatewood Development Company, Inc., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto Hardaway Construction Company, a partnership consisting of L. H. Hardaway Sr., and L. H. Hardaway, Jr., its successors and assigns, the following described tracts or parcels of land located and situated in Davidson County, Tennessee, to-wit:

TRACT NO. I:
Land in the 5th Civil District of Davidson County, Tennessee, on the waters of Mill Creek, near Antioch, more particularly described as follows:

BEGINNING at a point on the west side of the County Road, or Highway known as the Antioch Pike where the line between the Wheeler property and C. T. Neal's crosses said pike or highway and running with said dividing line, south 74 1/2° west 660 feet to a stone, Neal's southwest corner; thence with Neal's line and the line of the east boundary of Lot No. 3 of the Goodman plan which is of record in Plan Book 2, Page 20, Chancery Court of said County, north one-quarter degree east 62 feet to a fence post which is the northeast corner of said lot No. 3; thence with a fence, north 66 3/4° west 1127 feet to the northwest corner of said lot No. 3 which is almost northeast corner of lot No. 2 of said plan which is the property of Mrs. Mattie Wheeler; thence with her line, south 2° west 1402 1/2 feet to a point, the southwest corner of lot No. 3 and in H. F. Baker line; thence with the Baker line and the line of the fence, south 87° 50' east 1006 1/2 feet to a post, Baker corner and southeast corner of lot No. 3; thence with Baker line, south 2° west along a fence 455 feet to another corner of the Baker tract; thence south 74° east with his line along a fence 238 feet approximately to a center line of the old road; thence with the center of the old road and following the curvature of the same about 550 feet to a point in the center of Mill Creek site of old bridge now demolished and just below the new highway bridge, just built; thence along the center of Mill Creek down stream in a northeast direction with its various meanders about 1700 feet to a point at the center of the railroad bridge; thence with center line of the N. C. and St. L. Railroad, but subject to an easement or the right-

PREPARED BY:
James L. Bass
Attorney at Law
Nashville, Tennessee

of-way of said railroad, north 24° 20' west 833 feet to a point where the boundary line of the old E. J. Wheeler tract strikes the same, being also C. F. Neal's corner; thence with Neal's line, south 74 1/2° west 305 feet to the point of BEGINNING and containing _____ acres which includes the right-of-way of the new highway.

There is included but excluded from the above described tract the following tracts:

A tract contining 3 acres, more or less, conveyed to The Nashville, Chattanooga & St. Louis Railway by deed from T. B. Hill, Jr., and wife, of record in Book 2042, Page 285, Register's Office for said County.

A tract conveyed to Joe P. Overby, Jr., and wife, Marion E. Overby, by deed from Robert E. Rader and wife, of record in Book 2489, Page 259, said Register's Office according to a survey made by Stephen A. Draper, Surveyor, August 20, 1955.

A tract of 10.9 acres, more or less, conveyed to Dodson Batson, as Trustee for Banner Construction Company, by deed from Robert E. Rader and wife, of record in Book 3073, Page 465, said Register's Office.

A tract conveyed to Banner Construction Company by deed from Robert E. Rader and wife, of record in Book 3404, Page 519, said Register's Office.

A tract conveyed to The First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), by deed from Robert E. Rader and wife, of record in Book 3615, Page 169, said Register's Office.

A tract conveyed to Banner Construction Company by deed from Robert E. Rader and wife, of record in Book 3671, Page 213, said Register's Office.

Also included but excluded from the above description is an 8.20 acre tract on the east side of Antioch Pike being used as a trailer park.

This conveyance is made subject to easement for the construction, maintenance and operation of a system of sewerage granted Banner Construction Company by grant from Robert E. Rader and wife, of record in Book 3404, Page 519 said Register's Office; and easement for access road and 20-foot easement for sewer line granted First Suburban Water Utility District by grant from Robert E. Rader and wife, or record in Book 3615, Page 194, said Register's Office.

Being property vested in Grantor by deed from Robert E. Rader, et. ux., Maebell P. Rader, of record in Book 4179, Page 580, said Register's Office.

It is understood that the existing six-inch sewer line, servicing a trailer park on the west side of Antioch Pike, will not be disturbed by the purchasers and that the sellers have the right to tap said sewer.

This is unimproved property, know as Antioch Pike, Antioch, Tennessee.

TRACT NO. II:
A tract of land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Mill Creek at the intersection of the same and the center line of the Louisville and Nashville Railroad; thence with the center line of Mill Creek in a northeasterly and northerly direction with its meanders to the southerly margin of Franklin Limestone Road; thence with the southerly margin of Franklin Limestone Road, westerly crossing the Louisville and Nashville Railroad to the northeasterly corner of the Richard Griggs property of record in Book 3068, Page 115, Register's Office for said County; thence with the easterly line of said Griggs property and the easterly line of Guthrie and Harrell property, southerly to the northeasterly margin of Antioch Pike; thence with the same in a southeasterly direction to the northwest corner of the Louisville and Nashville Railroad property; thence with the same, easterly to the center of the Louisville and Nashville Railroad; thence with the center of the same to the BEGINNING, including but excluding therefrom the Louisville and Nashville Railroad.

Being property vested in Grantor by deed from C. T. Neal and wife, Nannie L. Neal, of record in Book 4179, Page 584, said Register's Office.

Included in the above description but excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as follows:

BEGINNING at a point where the present Northerly margin of Franklin Limestone Road intersects the West margin of the Louisville & Nashville Railroad; thence westerly 75 feet along the Northerly margin of the Franklin Limestone Road to a point; thence Northeastwardly 11 feet along the property line between Gatewood Development Company, Inc., and D. F. White et. ux., to a point on the new relocated Northerly margin of Franklin Limestone Road; thence Easterly 70 feet along the new relocated Northerly margin of Franklin Limestone Road to a point; thence Southerly 8 feet along the West margin of the Louisville & Nashville Railroad to the point of BEGINNING and containing 650 square feet, more or less.

This is unimproved property, known as Franklin Limestone Road, Nashville, Tennessee.

TRACT NO. III:
Being the north 75 feet of the westerly 350 feet of the south one half of Lot No. 2 on the Map of Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332 page 58, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Walnut Avenue, now Croley Drive, the northern corner of the property conveyed to James N. Spence, Jr., and wife, Virginia Lavergne Spence, by deed from Robert N. Elizar and wife, Mary Ailene Elizar, of record in Book 1971 Page 515, said Register's Office; thence with Spence's north line eastwardly 350 feet to a point; thence southwardly and parallel to Croley Drive

75 feet to a point; thence westerly and parallel to Spence's north line, 350 feet to a point in the center line of Croley Drive; thence with the center line of Croley Drive in a northerly direction 75 feet to the point of BEGINNING.

Being property vested in Grantor by deed from Cecil Lee Dedmon and Betty Hazel Brackett, of record in Book 4256, Page 224, said Register's Office.

This tract is subject to unpaid balance of deed of trust of record in Book 3046, Page 121, said Register's Office, to which reference is here made.

This is improved property located at 620 Croley Drive, Nashville, Tennessee.

TRACT NO. IV:
Being the northerly 132.2 feet of Lot No. 3 on the Map of the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, as of record in Book 332, Page 58, Register's Office for said County.

Said part of Lot No. 3 fronts 132.2 feet on the easterly side of Walnut Avenue and runs back between parallel lines from the center of said Avenue 700 feet to a dead line.

Being property vested in Grantor by deed from Mai Henderson, of record in Book 4145, Page 112, said Register's Office.

Subject to easement for right-of-way of street lying within boundaries of premises.

This is unimproved property located at 610 Corley Drive, Nashville, Tennessee.

TRACT NO. V:
Being part of Lot No. 2 on the Map of the Subdivision of Lot No. 21 of the B. F. Cockrill-Farm, as of record in Book 332, Page 58, Register's Office for said County and described as follows:

BEGINNING at a point in the dividing line between Lots 2 and 3 on said plan; said point being 400 feet east from the common west corner of said Lot No. 2 and 3 and in the center of Croley Drive, formerly Walnut Avenue; thence with the line between said lots and along the northerly line of the property conveyed to Gatewood Development Company, Inc., by deed of record in Book 4145, Page 112; easterly 300 feet to the southeast corner of Lot 2 on said plan; thence with the easterly line of Lot 2, northwardly 175 feet to a point; thence westerly parallel to the line between Lots 2 and 3, 300 feet to a point; thence southerly parallel to the easterly line of Lot 2, 175 feet to the point of BEGINNING.

Being property conveyed to Grantor by deed from James N. Spence and wife, Virginia Lavergne Spence, of record in Book 4157, Page 841, said Register's Office.

This conveyance made subject to: Title to that portion of the premises embraced within the bounds of Croley Drive.

This is unimproved property located on Croley Drive, Nashville, Tennessee.

TRACT NO. VI:
Being a small triangular tract in the 5th Civil District of Davidson County, on the north side of Franklin Limestone Road and fronting approximately 75 feet, bounded on the east by the N. C. & St. L. Railroad, now the L. & N. Railroad, right of way, and on the westerly side by D. F. White and wife, whose deed is of record in Book 3708, Page 221, Register's Office.

Being property vested in Grantor by deed from Nannie L. Neal, of record in Book 4384, Page 395, said Register's Office.

This is unimproved property known as Franklin Limestone Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Hardaway Construction Company, a partnership, consisting of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., its successors and assigns, forever. Gatewood Development Company, Inc., covenants 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 as may be stated.

GATEWOOD DEVELOPMENT COMPANY, INC., DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Hardaway Construction Company, a partnership, consisting of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Gatewood Development Company, Inc., has cause this instrument to be duly executed by its president pursuant to authority granted, this the 9th day of April, in the Year of Our Lord One Thousand Nine Hundred Seventy Three.

GATEWOOD DEVELOPMENT COMPANY, INC.

BY: L. H. Hardaway Jr.
President

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A C K N O W L E D G E M E N T

STATE OF TENNESSEE.

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named L. H. Hardaway, Sr., with whom I am personally acquainted and who acknowledged himself to be the president of Gatewood Development Company, Inc., the within named bargainor, a corporation, and that he, as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by said L. H. Hardaway, Sr., as president.

WITNESS MY HAND AND SEAL at Offices, Davidson County, Tennessee, this 9th day of April, 1973.

James L Bass
Notary Public

My commission expires:

January 12, 1974

This Conveyance is made pursuant to a Merger and Consolidation of the Corporation pursuant to Title 67- Section 4102 S&I TCA

This 9th day of April, 1973.

James L Bass

attest: Wilma Williams
Dep. Register

C01746

IDENTIF. REFERENCE

APR 9 2 35 PM '73

FELIX A. LASSITER REGISTER
DAVIDSON COUNTY, TENN.