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IDENTIF. REFERENCE

JUN 1 1 12 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4713 PAGE 198

4310
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Pd

WARRANTY DEED

NEW OWNER AND SEND TAX NOTICE:

Hardaway Construction Company
615 Main Street
Nashville, Tennessee 37206

MAP:

PARCEL:

JUN-12 MISC A* 6.00 * 6.00

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, L & H 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 tract or parcel of land located and situated in Eleventh (11th) Civil District of Davidson County, Tennessee, to-wit, mor particularly described according to a survey by Turner Engineering Co., Inc., dated June 20, 1972, as follows:

BEGINNING at an iron pin on the Northerly margin of DuPont Avenue at the radius of the curvature of May Drive; thence running North 85° 12' West with the Northerly margin of DuPont Avenue 408.45 feet to an iron pin, said point being at the southeast corner of the Turnkey of Nashville, Inc., property; thence with Turnkey of Nashville, Inc., east line as follows: North 4° 48' East, 92.00 feet to an iron pin; thence North 16° 33' West 79.11 feet to an iron pin; thence North 1° 59' East 300 feet to an iron pin; thence North 46° 42' West 50.03 feet to an iron pin, said pin being located on the Northeast corner of Turnkey of Nashville, Inc., property and also on the south line of Madison Park, Section 8, as recorded in Book 4300, Page 117, Register's Office for Davidson County, Tennessee; thence continuing with the south line of the Madison Park, Section 8 property, as follows: South 87° 54' East 305.04 feet to a concrete monument; thence North 61° 33' East 81.00 feet to a concrete monument; thence South 88° 04' East 117.28 feet to a concrete monument located on the westerly margin of May Drive; thence South 1° 56' West with the westerly margin of May Drive 535.41 feet to an iron pin at the beginning of a curve; thence continuing with the curve, said curved line having a delta angle of 92° 52', tangent 26.28 feet, radius 25.00 feet and a length of 40.50 feet to the point of BEGINNING and containing 5.404 acres, more or less.

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

Being part of the property vested in Grantor by deed from Dugger Developments, Inc., of record in Book 4123, Page 764, said Register's Office.

Conveyance subject to any easements or restrictions as may be applicable. Buyer assums 1973 taxes.

This is unimproved property located on DuPont Avenue, Madison, 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 Hardaway Construction Company, a partnership, consisting of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., its successors and assigns, forever. L & H 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.

L & H 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, L & H Development Company, Inc., has caused this instrument to be duly executed by its president pursuant to authority granted, this the 24th day of May, 1973.

L & H DEVELOPMENT COMPANY, INC.

BY: President

ACKNOWLEDGEMENT

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 L & H 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 24th day of May, 1973.

James L. Bass
Notary Public

My commission expires:

February 12, 1974

This Conveyance is made pursuant to a transfer of substantially all of the assets of a corporation pursuant to provisions of Title 67-4102 ITEM 5(d) TCA

James L Bass

June 1, 1973

Attest: Karen W. Chapman
Dep. Reg.