PREPARED BY: mail
WOODS, WOODS, & SISK
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

Buyer
Earl Swensson Associates
2104 Sunset Place
Nashville, Tenn.

Tax bills
Same

104-15
239
pw

WARRANTY DEED

BOOK 4720 PAGE 229

For and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by EARL SWENSSON ASSOCIATES, INC., a Tennessee corporation, to FIRST SOUTHEASTERN CORPORATION, a Delaware corporation, the receipt of which is hereby acknowledged, and for other good and valuable consideration hereinafter expressed, the said First Southeastern Corporation has this day bargained and sold and does by these presents hereby bargain and sell, transfer and convey unto EARL SWENSSON ASSOCIATES, INC., its successors and assigns, the following-described property:

Land in Davidson County, Tennessee, being a part of the easterly part of a lot marked "1 to 4" on the map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, and described according to a copy of a survey thereof made July 10, 1969, by Parrish Ragan, Inc., as follows:

Beginning at a point in the west margin of Hillsboro Road, 88 feet north of the north margin of Sunset Place; thence with the margin of said Hillsboro Road, north 20 deg. 27' east 112.25 feet to an iron pin; thence north 85 deg. 45' west 193 feet to an old axel corner; thence south 2 deg. 14' 30" west 91.8 feet to a point, which is 108 feet north of the north margin of Sunset Place, and being the northwest corner of the property presently owned by J. M. Grissim as of record in Book 4552, page 352, Register's Office for said County; thence along the north line of said property, south 80 deg. 00' east 159.15 feet to the point of beginning, together with an easement 5 feet wide running from the southwest corner of the lot hereinabove conveyed to the north margin of Sunset Place, along the said property presently owned by J. M. Grissim which said sewer line easement is established by instrument of record in Book 2958, page 569, said Register's Office.

Being the same property conveyed to David A. Barrett and wife, Mary A. Barrett, by deed from J. M. Grissim and Mabel Austin as of record in Book 4327, page 129, said Register's Office.

Being the same property conveyed to ILLINOIS FOODS, INC., by deed from David A. Barrett and wife, Mary A. Barrett, of record in Book 4390, page 567, said Register's Office.

Being the same property conveyed to CORPORATE CONCEPTS, INC., by deed from ILLINOIS FOODS, INC., of record in Book 4400, page 107, said Register's Office.

Being the same property conveyed to FIRST SOUTHEASTERN CORPORATION by deed from CORPORATE CONCEPTS, INC. of record in Book 4552, page 347, said Register's Office.

To have and to hold the above described property together with all the hereditaments and appurtenances thereunto pertaining unto the said EARL SWENSSON ASSOCIATES, | INC., its successors and assigns, in fee simple. FIRST SOUTHEASTERN CORPORATION hereby covenants to and with the said EARL SWENSSON ASSOCIATES, | INC., its successors and assigns that FIRST SOUTHEASTERN CORPORATION is lawfully seized and possessed of the above-described property, that FIRST SOUTHEASTERN CORPORATION has a good and legal right to sell and convey the same, that the same is unencumbered except as herein set forth, and that FIRST SOUTHEASTERN CORPORATION will warrant and forever defend the title to the same against claims of all persons whomsoever. The consideration of this conveyance is the payment of Eighty Thousand ($80,000) Dollars, which has been paid, by EARL SWENSSON ASSOCIATES, | INC. to FIRST SOUTHEASTERN CORPORATION.

Executed this 25th day of May, 1973, at Nashville, Tennessee.

FIRST SOUTHEASTERN CORPORATION

By _____ - PRESIDENT
Frank A. Woods, President

C 1 1 7 8 9

IDENTIF. REFERENCE

JUN 19 11 23 AM '73

FELIX J. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of May, 1973.

Denis Dozier
Notary Public

My Commission Expires:

4-27-77

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $80,000.00. Affiant Robert C. Watson

Subscribed and sworn to before me this 6th day of June 1973

Deputy Register D. W. Dozier

JUN 19	CONV	80,000.00			
JUN 19	S'TAX		A*	208.00	
JUN 19	PR'FEE		A*	.50	
JUN 19	W'DEED		A*	6.00	* 214.50