Buyer: Dave Alexander
Alexander Bldg.
Public Square
Franklin Tenn.
Tax bills Same

Prepared by Mark Hartzog, Attorney
Franklin, Tennessee

9314

# WARRANTY DEED

BOOK 4745 PAGE 301

566 pd

For and in consideration of the sum of Seventy-Seven Thousand ($77,000.00) Dollars, cash in hand paid to RAM Consolidated Industries, Inc. by Dave A. Alexander and Thomas L. Ritter, as tenants in common ~~a partnership d/b/a Alexander and Ritter~~, the receipt of which is hereby acknowledged, RAM Consolidated Industries, Inc., a corporation organized and existing under the laws of the State of Tennessee, acting by and through its duly elected officers who are authorized so to do by resolution of its Board of Directors, has bargained and sold and by these presents does transfer and convey unto the said Dave A. Alexander and Thomas L. Ritter, as tenants in common ~~a partnership d/b/a Alexander and Ritter~~, the Grantees, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit: (Land Disposition Parcel No. 7B-1A)

DM TR

DM TR

Being Lot No. 3 on the Edgehill Estates, Section 65, of record in Book 4460, page 159, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Division Street at the common corner of Lots 3 and 4; thence with the line between said two, South 27° 51' West, 373.6 feet to a point, said point being the southwest rear corner of Lot 4 and the southeast rear corner of the herein described lot; thence North 70° 28' West, 95.13 feet to a concrete monument; thence North 64° 42' West, 77.32 feet to a point, said point being the southeast rear corner of Lot 2 and the southwest corner of the herein described lot; thence with the line between said two lots, North 342.7 feet to a point in the south margin of Division Street; thence with the margin of the same, South 82° 21' 30" East, 98.93 feet to a concrete monument at the beginning of a curve; thence continuing with the south margin of Division Street along a curve having a radius of 570.00 feet a distance of 201.07 feet to the point of beginning.

Being part of the property conveyed to Metropolitan Development and Housing Agency, formerly The Nashville Housing Authority, by deeds from Harris A. Gilbert, Trustee, of record in Book 4463, page 616; Mary J. Campion of record in Book 4081, page 289; Mamie Reynolds of record in Book 4251, page 1; Reverend Roosevelt Evans, unmarried, of record in Book 4422, page 24; Nora Edwards of record in Book 4187, page 764; J. R. & M. Company, a partnership, composed of James, Russell and Marvin Stansell, of record in Book 4422, page 373; Nora Edwards of record in Book 4379, page 75; Mary J. Campion of record in Book 4081, page 290; Irena Lee of record in Book 4419, page 772; Elnora Kleiser and Mary Agnes Noonan Miller, a 1/2 undivided each, of record in Book 4198, page 2; George L. Rooker, Clerk of Circuit Court in and for the Tenth Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee, of record in Book 4329,

page 945; Joe F. Crutchar and wife, Marie Crutcher, of record in Book 4421, page 668; Irena Lee of record in Book 4419, page 773; Ben Rutledge and wife, Minnie Rutledge of record in Book 4387, page 892; William E. Robin and wife, Sara S. Robin of record in Book 4419, page 103; Dorothy S. Nolan, Trustee, of record in Book 4426, page 665; Ruth P. Shotwell now Linder of record in Book 4292, page 227; Alfred G. Rutherford, Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee of record in Book 4147, page 441; J. D. Norman and wife, Nina E. Norman of record in Book 4093, page 952; and by Virtue of Ordinance No. 72-317 ordinance of Metropolitan Government of Nashville and Davidson County, Tennessee closing certain Streets and Alley, a certified copy of record in Book 4643, page 498, all of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RAM Consolidated Industries, Inc. by warranty deed dated May 17th, 1973 and recorded in Book 4708, page 201, Register's Office of Davidson County, Tennessee.

together with all right, title and interest which the Grantors have, or ever may have, in and to adjoining street or streets, alley or alleys or any other right-of-way or in any easement to which the above property is dominant or servient.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dave A. Alexander and Thomas L. Ritter as tenants in common, their heirs and assigns, forever.

And RAM Consolidated Industries, Inc., the Grantor, does covenant with the said Dave A. Alexander and Thomas L. Ritter, 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 the restrictive covenants as set out in deed from Metropolitan Development and Housing Agency to RAM Consolidated Industries, Inc. of record in Deed Book 4708, page 201.

And RAM Consolidated Industries, Inc., the Grantor, does further covenant and bind itself and its successors to warrant and forever defend the title to the said land to the said Dave A. Alexander and Thomas L. Ritter, their heirs and assigns, against the lawful claims of all persons, whomsoever, and RAM Consolidated Industries, Inc., the Grantor, and Dave A. Alexander and Thomas L. Ritter, the Grantees further bind themselves to all of the general covenants and terms and conditions set forth in the contract of sale entered into between the original Grantees and Grantors dated the 15th day of March, 1973 which is specifically made a part hereof by reference as though fully and completely set out herein, and further agrees to all of the terms and conditions contained in the original warranty deed

dated May 17th, 1973 of record in the Office of the Register of Davidson County, Tennessee in Book 4708 at page 201.

Said property is conveyed subject to the following easements, to-wit:

1. All easements recorded in the Register's Office of Davidson County, Tennessee.

2. Those utility easements shown on the subdivision plat of Edgehill Estates, Section Sixty-Five, of record in Book 4460, page 159, Register's Office for Davidson County, Tennessee.

By the acceptance of delivery of this deed, Grantees accept these restrictions, terms and conditions.

IN WITNESS WHEREOF, RAM Consolidated Industries, Inc. has caused this instrument to be executed by Scott Robinson, Treasurer of RAM Consolidated Industries, Inc. signing the name of the corporation and by its secretary attesting the same and affixing its corporate seal thereto, pursuant to a resolution of its Board of Directors authorizing them so to do, on this the 21st day of August, 1973.

RAM CONSOLIDATED INDUSTRIES, INC.

By: L. Scott Robinson
Treasurer

SEAL
ATTEST:
Secretary

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

BOOK 4745 PAGE 304

Before me, Catherine Irwin, a Notary Public within the State and County aforesaid, personally appeared Scott Robinson and Joyce Jarrett, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Treasurer and Secretary respectively of RAM Consolidated Industries, Inc., the within named bargainor, a corporation, and that they as such Treasurer and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Scott Robinson as such Treasurer and attesting the same by the said Joyce Jarrett as such Secretary.

WITNESS my hand and official seal at office at Franklin, Tennessee, on this the 21st day of August, 1973.

(SEAL)

Catherine Irwin
Notary Public

My commission expires:

Oct 30, 1975.

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

L. Scott Robinson
Affiant

Subscribed and sworn to before me, this the 21st day of August, 1973.

(SEAL)

Catherine Irwin
Notary Public

My commission expires:

Oct 30, 1975.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
SEP 11 3 47 PM '73
IDENTIF. REFERENCE

C 2 3 0 4

SEP11 CONV 77,000.00
SEP11 STAX A* 200.20
SEP11 PRTFEE A* .50
SEP11 VDEED A* 8.00 * 208.70