BOOK 1754 PAGE 335

105-6 251-255-
256-258-259-
260-261

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON) 105-7 72

THIS INSTRUMENT WAS PREPARED BY:

Ingraham, Nichol, Young & Corbett
1720 Parkway Towers
Nashville, Tennessee 37219

mail to:
Burger.
Frank C. Ingraham
Rt 5
Clovercroft Rd.
Franklin, Tenn. 37064
Tax bills
Same

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Frank C. Ingraham
AFFIANT

Subscribed and sworn to before me, this the 1st day of October, 1972.

Mary L. Goodman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5

MARY L. GOODMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the transfer of a thirty-three (33) acre tract of land located in the 19th Civil District of Williamson County, Tennessee valued and agreed among the parties to have a value of $38,000.00, TOMMY G. WILSON and WILLIAM J. WILSON, JR., the Grantors, have this day bargained and sold, and do hereby transfer and convey unto FRANK C. INGRAHAM and wife, FRANCES R. INGRAHAM, their heirs and assigns, an undivided ~~seventeen~~ (17%) 16 2/3% percent interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: BEING Lot No. 63 on the Plan of Hagan and Merritt's Re-subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, a plan of which Re-subdivision is of record in Book 161 page 49, Register's Office for said County. Said Lot No. 63 fronts 50 feet on the west side of Hagan Street and extends back westwardly between parallel lines 150 feet to an alley.

TRACT NO. 2: BEING Lot No. 62 and the southerly one-half (25 feet) of Lot No. 61 on the Plan of Hagan and Merritt's Re-subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, as of record in Book 161, page 49, Register's Office for said County.

Said Lot No. 62 and the southerly one-half of Lot No. 61 fronts together 75 feet on the westerly side of Hagan Street and run back between parallel lines 150 feet to an alley.

TRACT NO. 3: BEING the northerly one-half (25) feet of Lot No. 61 on the Plan of Hagan and Merritt's Re-subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, as of record in Book 161, page 49, Register's Office for said County.

Said northerly one-half of Lot No. 61 fronts 25 feet on the westerly side of Hagan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 4: BEING Lot No. 60 on the Plan of Merritt and Hagan's Subdivision of certain lots of the Merritt Lands, as of record in Book 57, page 76, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the westerly side of Hagan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 5: BEING the southerly 20 feet of Lot No. 59 on the Map of Hagan and Merritt as of record in Book 161, page 49, Register's Office for said County.

Said part of Lot No. 59 fronts 20 feet on the westerly side of Hagan Street and extends back between parallel lines 150 feet to an alley.

TRACT NO. 6: BEING the northerly 30 feet of Lot No. 59 on the Plan of Hagan and Merritt as of record in Book 161, page 49, Register's Office for said County.

Said part of said Lot No. 59 fronts 30 feet on the westerly side of Hagan Street and extends back between parallel lines 150 feet to an alley.

TRACT NO. 7: BEING Block "O" on the Plan of Hagan and Merritt Subdivision of Blocks I, J, K, L, M, N, and O of Merritt Lands as of record in Book N pages 239, 240, 241, and 242, County Court for said County, and in Book 57, page 76, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Merritt Avenue at the southwest corner of Block O and the eastern boundary line of the right-of-way of the L & N Railroad; thence with the north line of Merritt Avenue, easterly 240 feet, more or less, to the Westerly margin of an alley; thence with the westerly margin of said alley, northerly 605 feet, more or less, to the right-of-way of said Railroad; thence southwesterly with the eastern boundary of said right-of-way, 650 feet, more or less, to the beginning, containing 1.5 acres more or less.

Included in the above description, but excluded therefrom, is the following tract or parcel of land, described as follows:

BEGINNING at a point on the westerly line or margin of an alley, said point being 339 feet north of the southeast corner of Block "O" on the Plan of Hagan and Merritt's Subdivision of Blocks I, J, K, L, M, N, and O

of Merritt Lands of record in Book N, pages 239, 240, 241 and 242 County Court and of record in Book 57, page 76, Register's Office for said County, (said point also cutting the continuation of the southerly line of Lot No. 58 in said Plan); thence northerly along the westerly margin of said alley, 275 feet, more or less, to a point in the easterly margin of the Louisville and Nashville Railway right-of-way, said point being at the intersection of said margins or lines; thence southerly, along the easterly margin of said right-of-way, 300 feet, more or less, to a point that would cut the continuation of the southerly line of Lot No. 58 in said Plan; thence easterly parallel with the southerly margin of Block O, 95 feet, more or less, to the westerly margin of said alley.

TRACT NO. 8: BEING Lots Nos. 1,2, and 3 of Block 11 on the Plan of a subdivision of Blocks Nos. 4, 12, and part of Block No. 11 of the Hamilton Land, as of record in Plan Book 2, page 150, Chancery Court at Nashville.

Said Lots Nos. 1, 2, and 3 front together 150 feet on the northerly side of Hamilton Street and run back between parallel lines, with the westerly margin of Hagan Street, 167-1/2 feet to the southerly margin of the right-of-way of a 15-foot alley, presently unopened, appearing on said Plan.

TRACT NO. 9: BEING the westerly part of Block No. 11 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, of the County Court for said County, and lots Nos. 4, 5, and 6 of Block 11 on the Plan of a subdivision of Blocks Nos. 4, 12 and part of Block 11 of the Hamilton Land, as of record in Plan Book 2, page 150, Chancery Court at Nashville.

Said part of Block No. 11 is described as follows:

BEGINNING at a point on the northerly margin of Hamilton Street 296-1/2 feet westerly from the northwest corner of said Hamilton Street and Hagan Street, said point being the southwest corner of Lot No. 6 of Block 11; thence with the western boundary line of said Lot No. 6, northwardly 167-1/2 feet to a point on the southerly margin of an alley, said point being the northwest corner of said Lot No. 6; thence with the southerly margin of said alley, westwardly 156 feet to the easterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with the easterly margin of said Railroad, southwardly to the northerly margin of said Hamilton Street; thence with the northerly margin of said Hamilton Street, eastwardly 172.5 feet to the beginning.

Said Lots Nos. 4, 5, and 6 front together 146-1/2 feet on the northerly side of Hamilton Street and run back between parallel lines 167-1/2 feet to the southerly margin of the right-of-way of a 15-foot alley, presently unopened, appearing on said Plan.

TRACT NO. 10: BEING the southerly 15 feet of an alley adjoining the westerly part of Block 11 and adjoining Lots Nos. 4, 5, and 6 of Block 11, on the Plan of a subdivision of Blocks Nos. 4, 12, and part of Block 11 of the Hamilton Land, as of record in Plan Book 2, page 150, of the Chancery Court at Nashville, more particularly described as follows:

BEGINNING at a point in the southerly margin of said alley, 150 feet west of the westerly margin of Hagan Street, being the northeast corner of said Lot No. 4 and running thence with the southerly margin of said alley, north 87 deg. west 302.5 feet to a point in the easterly margin of the right-of-way of the L & N Railroad Co; thence in a northerly direction with the east margin of said right of way 15 feet to a point; thence south 87 deg. east parallel with the southerly margin of said alley, 302.5 feet to a point; and thence in a southerly direction 15 feet, more or less, to the beginning.

TRACT NO. 11: BEING Lot No. 10 on the Plan of the subdivision of the Mary O. Hamilton Estate as of Record in Minute Book 1, page 97 County Court for said County.

Said Lot No. 10 fronts 172-1/2 feet on the westerly side of Hagan Street and extends back 414-1/2 feet on the northerly line with the southerly margin of Merritt Avenue, and 452 feet on the southerly line with the northerly margin of an alley to the right-of-way of the Nashville & Decatur Railroad.

TRACT NO. 12: BEING Lot No. 45 and the southerly three (3) feet of Lot No. 46 on the Plan of Mrs. C. H. Haggan and A. G. Merritt's resubdivision of Blocks I, J, K, L, M, and N of the Merritt Lands, of record in Book 161, page 49, Register's Office for said County.

Said Lot No. 45 and the southerly part of Lot No. 46 front together 53 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

Said Tracts Nos. 1-11 being the same real property conveyed to TOMMY G. WILSON and WILIAIM J. WILSON, JR., by deed from Elk Valley Freight Line, Inc., of record in Book 4252, page 83, Register's Office for Davidson County, Tennessee, and said Tract No. 12 being the same real property conveyed to W. J. Wilson Jr., and Tommy G. Wilson by deed from Burrell J. Prince and wife, Hazel D. Prince, of record in Book 4616, page 991, Register's Office for said County.

This conveyance is made subject to the following:

(1) A lease made by R. P. Beadle and wife, Margaret M. Beadle to Elk Valley Freight Line, Inc., of record in Book 3669, page 168, Register's Office for Davidson County, Tennessee, dated 1-2-64 for a term of ten (10) years commencing the 2nd day of January, 1964, and ending the 2nd day of January, 1974. This applies to Tracts 1 and 2.

(2) A lease agreement between R. P. Beadle and wife, Margaret Beadle and Pulaski Highway Express, Inc., dated January 2, 1964, filed January 7, 1964, and recorded in Book 3669, page 160, Register's Office for Davidson County, Tennessee, for a period of ten (10) years commencing the 2nd day of January, 1964, and ending the 2nd day of January 1974. This applies to Tracts Nos. 3, 4, and 5.

(3) A lease agreement between Pulaski Highway Express, Inc., and Fleet Repair Service, Inc., dated July 15, 1962 filed February 4, 1963, and recorded in Book 3522, page 275, Register's Office for Davidson County, Tennessee, for a period of three (3) years commencing July 15, 1962, and ending July 15, 1965, with option to extend for two additional periods of three years each, that is until July 15, 1968, and July 15, 1971. This applies to Tracts 3, 4, and 5.

By instrument dated January 3, 1964, filed March 25, 1964, and recorded in Book 3727, page 348, said Register's Office for Davidson County, Tennessee, said lease agreement was renewed and also made applicable to the northerly one-half of Lot 61.

(4) A lease made by R. P. Beadle and wife, Margaret M. Beadle to Pulaski Highway Express, Inc., of record in Book 3669, page 127, Register's Office for Davidson County, Tennessee, for a term of ten (10) years commencing on the 2nd day of January, 1964, and ending the 2nd day of January, 1974. This applies to Tracts 8, 9, 10, and 11.

(5) An easement to construct, operate and maintain a public brick trunk sewer known as the Merritt Avenue sewer across premises granted City of Nashville by A. M. Hagan, Executor, etc., of record in Book 619, page 486, Register's Office for Davidson County, Tennessee. This applies to Tracts 8, 9, 10, and 11.

TO HAVE AND TO HOLD the above described tracts or parcels of land, with the appurtenances, estate, title and interest belonging to the said FRANK C. INGRAHAM and wife, FRANCES R. INGRAHAM, their heirs and assigns forever, as tenants in common with the Grantors herein.

The Grantors, TOMMY G. WILSON and WILLIAM J. WILSON, JR., covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey such an interest in it, and that the same is unencumbered. They do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to

the said FRANK C. INGRAHAM and wife, FRANCES R. INGRAHAM, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 1st day of October, 1972.

C 27285

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IDENTIF. REFERENCE

OCT 10 2 11 PM '72
FELIX Z. WILSON Jr. REGISTER
DAVIDSON COUNTY, TENN.

Tommy G. Wilson
TOMMY G. WILSON

William J. Wilson Jr.
WILLIAM J. WILSON, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty Jean Dowdy, a Notary Public in and for said County and State, TOMMY G. WILSON and WILLIAM J. WILSON, JR., the within named 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 1st day of October, 1972.

Betty Jean Dowdy
NOTARY PUBLIC

MY COMMISSION EXPIRES:
November 29, 1975

OCT 10 R CONV 38,000.00
OCT 10 R STAX A* 98.80
OCT 10 R PRTFEE A* .50
OCT 10 R WDEED A* 12.00 * 111.30