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Prepared By Harlan Martin

Harlan Martin-Attorney at Law-Box 676-Hendersonville, Tennessee

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 163-6
SEND TAX NOTICES TO: Buyer ROYAL ENTERPRISES, 163-204-205
ADDRESS: 4901 Linbar Drive 163-207-18 & 19
Nashville, Tennessee 117-161-1&2 Plat

For and in Consideration of the sum of Twenty Five Thousand, Eight Hundred and No/100----------($25,800.00) DOLLARS

cash in hand paid by the hereinafter named Grantees, JERRY PACE, JEAN PACE, RALPH STEVENS and MELVIN JONES, d/b/a ROYAL ENTERPRISES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 25,800., which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 16th day of November, 19 73

Notary Public or Register

My Commission Expires 1-13-77

GARDNER CONSTRUCTION CO., INC.

has have bargained and sold, and by these presents do transfer and convey unto the said JERRY PACE, JEAN PACE, RALPH STEVENS, and MELVIN JONES, d/b/a ROYAL ENTERPRISES, its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lots Nos. 128, 134, 145, 168, 169, 170, 171, 172 and 194 on the Plan of Fair Oaks Subdivision, Section II, as of record in Plat Book 4460, Pages 52 and 53, Register's Office of Davidson County, Tennessee, described as follows:

Said Lot No. 128 fronts 85 feet on the south margin of Townes Drive, and extends back 95 feet on the east line, and 138.83 feet on the west line, to a line on the rear, on which it is a broken line, on which it measures 101.73 feet.

Said Lot No. 134 fronts 71.40 feet on the south margin of Townes Drive and extends back 130.38 feet on the east line, and 133.9 feet on the west line, to a line on the rear on which it measures 80.23 feet.

Said Lot No. 145 fronts 84.73 feet on the north margin of Ocala Drive, and extends back 131.6 feet on the east line, and 136.15 feet on the west line, to a line on the rear, which is a broken line, on which it measures 77.52 feet.

Said Lot No. 168 fronts 83 feet on the South margin of Ocala Drive and extends back 138.81 feet on the East line and 138 feet on the west line, to a line on the rear on which it measures 70.72 feet.

Said Lot No. 169 fronts 84 feet on the south margin of Ocala Drive and extends back 133.22 feet on the East line and 138.81 feet on the west line, to a line on the rear on which it measures 72 feet.

Said Lot No. 170 fronts 89 feet on the South margin of Ocala Drive and extends back 120 feet on the East line and 133.22 feet on the West line, to a line on the rear on which it measures 78.08 feet.

Said Lot No. 171 fronts 100 feet on the South margin of Ocala Drive and extends back 98.04 feet on the East line, and 120 feet on the west line, to a line on the rear on which it measures 91 feet.

Said lot No. 172 described as follows:
Beginning at a point in the South margin of Ocala Drive, at the common corner of Lots 171 and 172; thence with the line between said two lots South 98.04 feet to a concrete monument said point being the common rear corner of lots 71, 72 and 73; thence with the line between Lots 72 and 73 southeast 95.61 feet to a point in the northwest margin of Tusculum Court; thence with the margin of the same Northeast 116.95 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve 39.27 feet to a concrete monument in the south margin of Ocala Drive; thence with the margin of the same West 80.14 feet to the point of beginning.

Said lot No. 194 fronts 74 feet on the South margin of Ocala Drive and extends back 234.39 feet on the East line and 100.47 feet on the West line, to a line on the rear on which it measures 153 feet.

Being a portion of the property conveyed to Gardner Construction Co., Inc., a Tennessee Corporation by deed from Jones Enterprises, Inc., by deed of record in Book 4561, Page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions filed for record in Book 4556, Page 718, Register's Office for Davidson County, 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 Jerry Pace, Jean Pace, Ralph Stevens and Melvin Jones, d/b/a ROYAL ENTERPRISES, its successors and assigns, forever.

And it covenant with the said Jerry Pace, Jean Pace, Ralph Stevens and Melvin Jones, d/b/a Royal Enterprises, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And GARDNER CONSTRUCTION CO., 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 Jerry Pace, Jean Pace, Ralph Stevens, and Melvin Jones, d/b/a Royal Enterprises, its successors and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 16th day of November, 1973.

GARDNER CONSTRUCTION CO., INC.

Robert Ray Gardner

Robert Ray Gardner, president.

STATE OF TENNESSEE
_____County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this_____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
SUMNER County

Before me, Hardin Martin, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ray Gardner

~~XXX~~_____with whom I am personally acquainted and who upon (his oath) ~~XXXXXXXXXXXXXXX~~ acknowledged (himself) ~~XXXXXXXX~~ to be the President

and ~~XXXX~~_____ ~~XXXXXXXXX~~ of the Gardner Construction Co., Inc.

the within named bargainor, a corporation, and that (he) ~~(she)~~ as such President

~~XXXX~~_____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Ray Gardner as such President, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

a~~XXXXXX~~_____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 16th day of November, 1973

My commission expires 1-13-77

Hardin Martin
Notary Public

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WARRANTY DEED

FROM

GARDNER CONSTRUCTION CO., INC.

TO

Jerry Pace, Jean Pace, Ralph Stevens, and Melvin Hones, d/b/a Royal Enterprises

75.58 * 67.08 A* .50 A* 8.00 A*

25,800.00

C 32201

IDENTIF. REFERENCE

Nov 16 3 47 PM '73

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

NOV16 CONV
NOV16 STAX
NOV16 PRTFEE
NOV16 MTGEED

Sumner County Title Company

HENDERSONVILLE, TENNESSEE

P. O. Box 676 Phone 824-6916