C 35264

This instrument prepared by:
James L. Roberts
Third National Bank in Nashville
Nashville, Tennessee 37219

BOOK 4772 PAGE 886

IDENTIF. REFERENCE

DEC 14 10 37 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map Parcel Numbers
Clarence Edmonds, Trustee Same	Jack C Massey 11Th Floor 3rd National Bank Bldg 170 4Th Ave NO Nashville, Tennessee 37219	147-03-0

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, Grantor, has this day bargained and sold, and does hereby transfer and convey unto CLARENCE EDMONDS, Trustee, pursuant to a trust under agreement of Jack C. Massey, dated October 2, 1972, his successors and assigns, certain real estate located in Nashville, Davidson County, Tennessee, commonly known as 4043 Nolensville Road, Nashville, Tennessee, as follows, to wit:

A parcel of land in the Sixth Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 as shown on the resubdivision of J. A. Patterson's land, of record in Book 4595, Page 111, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin set in concrete in the westerly margin of Nolensville Road approximately 822 ft., more or less, north of the centerline of Harding Place, said iron pin being the southeast corner of the property conveyed to Life & Casualty Insurance Company, of record in Book 4438, Page 844, R.O.D.C.;

EARLINE FANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COM. EXPIRES MAY 10 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 12th day of December, 1973.

Campbell Brown
Affiant

Earline Fann
Notary Public

My commission expires:
May 10, 1976
(Affix Seal)

Thence, in a southerly direction with said margin of Nolensville Road, S 16° 30' E, 107.02 ft. to a point in the center of a 30 ft. easement for egress and ingress;

Thence, leaving said Nolensville Road in a westerly direction, with the centerline of said 30 ft. easement, S 75° 00' W, 194.18 ft. to a point;

Thence, continuing with said easement centerline, S 59° 58' W, 18.17 ft. to a point;

Thence, leaving said center of 30 ft. easement in a northerly direction, N 15° 31' W, 115.13 ft. to a point in the northerly boundary of said resubdivision;

Thence, in an easterly direction with said northerly boundary and along the south line of Life & Casualty property, N 75° 56' E, 210.00 ft. to the point of beginning.

Containing 22,959 square feet or 0.53 acres, more or less.

Being part of the property conveyed to Third National Bank in Nashville by deed from J. O. Bass and W. R. Hendrix, as of record in Book 3899, Page 976, R.O.D.C.

Included in the above description, but excluded from the fee conveyance, is 15 ft. of a 30 ft. easement which runs north of and 15 ft. distant from, and parallel to the south line, said easement represents a portion of the easement rights conveyed to Third National Bank by deed of J.O. Bass and W. R. Hendrix, of record in Book 3899, Page 976, R.O.D.C.

There is also conveyed to Grantee, his successors and assigns, the right to share in the use of all the easement rights conveyed to Third National Bank by deed of J. O. Bass and W. R. Hendrix, of record in Book 3899, page 976, Register's Office for Davidson County, which said easement rights are more particularly described as follows, to wit:

(a) An easement for ingress and egress from the southwest corner of the above described property to the northerly right-of-way line of Harding Place, as more particularly described in that certain agreement dated April 5, 1965 between Nolensville Plaza, Inc., et al, and J. O. Bass and W. R. Hendrix, of record in Book 3897, page 771, Register's Office of Davidson County, Tennessee.

(b) An easement for ingress and egress over and through a portion of the Kimbro property which adjoins the southern boundary of the above described property, which easement begins at a point in said southern boundary 210 feet southwesterly from the present right-of-way line of Nolensville Road and is 30 feet wide, as more particularly described in that certain agreement dated April 5, 1965 between Nolensville Plaza, Inc., et al, and J. O. Bass and W. R. Hendrix, of record in Book 3897, page 782, Register's Office of Davidson County, Tennessee.

There is also conveyed to Grantee, his successors and assigns, the right to use for ingress and egress all ways specified and described in an Easement Agreement entered into between Third National Bank in Nashville and The Nashville City Bank and Trust Company of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms of the aforesaid Easement Agreement between Third National Bank in Nashville and The Nashville City Bank and Trust Company and, grantee, by acceptance of this Warranty Deed, expressly agrees to comply with the terms of said Easement Agreement.

All easement rights granted in this instrument are not exclusive. Third National Bank in Nashville reserves for itself, its successors and assigns, a similar right of ingress and egress on and through all such roads and areas.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to Clarence Edmonds, Trustee, his successors and assigns, forever.

Third National Bank in Nashville covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the Easement Agreement as aforesaid.

Third National Bank in Nashville further covenants and binds itself, and its successors, to warrant and forever defend the title to the said land to the said Clarence Edmonds, Trustee, his successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 12th day of December, 1973.

THIRD NATIONAL BANK IN NASHVILLE

By _____

Vice President
Title

ATTEST:

_____

Asst Trust Officer
Title

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Earline Fann, a Notary Public in and for said County and State, the within named W. F. Phillips and Thomas L. Batterff, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Vice President and Asst. Trust Officer respectively, of Third National Bank in Nashville, a national banking association, the within named bargainor, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by W. F. Phillips, as Vice President, and attesting the same by Thomas L. Batterff, as Asst. Trust Officer

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of December, 1973.

Earline Fann
Notary Public

My commission expires:

May 10, 1976

EARLINE FANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COM. EXPIRES MAY 10 1976

DEC 14 73	CONV	90,000.00			
DEC 14 73	CONV	35,000.00			
DEC 14 73	S'TAX		A*	325.00	
DEC 14 73	PR'FEE		A*	.50	
DEC 14 73	W'DEED		A*	8.00	* 333.50