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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William E. Martin, Trustee	Same as new owner	5D.5721
(NAME) 1200 American Trust Bld.	(NAME)	5D-70 5D-7901
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37201	(STREET ADDRESS)	5D-5850
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	147 146 147-3

WARRANTY DEED

For and in consideration of the sum of -----$10.00----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by WILLIAM E. MARTIN, TRUSTEE, the receipt of which is hereby acknowledged, other good and valuable considerations,

We, CHARLES S. PEAR, testamentary trustee, PHYLLIS REICHMAN, ABE ROTHBERG WILLIS REYNOLDS

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIAM E. MARTIN, TRUSTEE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The Grantors hereby reserve for themselves, their heirs and assigns, a non-exclusive easement for ingress and egress over a portion of Tract I of the property herein conveyed, said easement being more particularly described as follows:
BEGINNING at a concrete monument in the southeasterly margin of Wallace Road, said monument being located at the southwesterly corner of the Longwood Terrace Apartments property of record in Book 4566, page 601, Register's Office for Davidson County, Tennessee; thence with said Longwood Terrace Apartment property South 87° 34' 0" East 1086.05 feet, more or less, to a point; thence South 0° 34' 23" East 40 feet to a point, said point being the northeasterly corner of a tract labeled "G" on a survey by James L. Murphy, dated December 12, 1973, and revised December 26, 1973; thence with the northerly margin of Tracts "D" and "G" on said survey North 87° 34' West 1141.97 feet to a point in the southeasterly margin of Wallace Road; thence with the margin of said Road, around a curve with a radius of 1407.40 feet in a northeasterly direction, a distance of 70.82 feet to the point of beginning.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 1973

CHARLES S. PEAR, testamentary trustee

PHYLLIS REICHMAN

ABE ROTHBERG

WILLIS REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named ~~Charles S. Pear, Testamentary trustee~~, Phyllis Reichman, Abe Rothberg, Willis Reynolds,

the bargainor S, 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 31st day of December, 1973.

My commission expires April 25, 1974 Notary Public L. D. Richards

JAN-2 CONV * ~~.00~~ 213,080.00
JAN-2 S'TAX A* 554.06
JAN-2 PR'FEE A* .50
JAN-2 W'DEED A* 10.00 * 564.56

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named Charles S. Pear, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 29th day of December, 1973.

My commission expires 9-19-76 Notary Public John N. English

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing on this Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 213,080.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William T. Brooks, attorney for Grantee

Sworn to and subscribed before me
this 31st day of December, 1973

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Atty., Suite 2114 Parkway Towers, Nashville, Tennessee
Name Address

WARRANTY DEED

FROM CHARLES S. PEAR, ET AL

TO WILLIAM E. MARTIN, TRUSTEE

C 36933

IDENTIF. REFERENCE

JAN 2 11 24 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of:
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

3-T324;pdh

EXHIBIT "A"

Being a 15.75, more or less, acres tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee. Said tract being further described as a 3.18, more or less, acre portion of the James Anderson Sharber property as of record in Book 1235, page 68, Register's Office of Davidson County, Tennessee, and a 12.57, more or less acre portion of the Moe Pear, Sidney Reichman, Abe Rothberg, and Willis Reynolds property, as of record in Book 4152, page 594, Register's Office of Davidson County, Tennessee.

BEGINNING at a concrete monument lying on the southerly margin of Wallace Road, said monument further described as being the southwest corner of the Longwood Terrace Apartments property as of record in Book 4566, page 601, Register's Office of Davidson County, Tennessee; thence leaving the said southerly margin of Wallace Road and running with the southerly line of said Longwood Terrace Apartments property south 87° 34' east a distance of 1466.05 feet to a concrete monument lying on the westerly property line of Beverly Heights, Section II, as of record in Book 1955, page 42, Register's Office of Davidson County, Tennessee; thence leaving the said southerly line of the Longwood Terrace Apartments property and running with the westerly property line of said Beverly Heights, Section II, south 7° 43' 54" east a distance of 485.40 feet to a point; thence south 1° 57' 54" east a distance of 213.60 feet to a concrete monument lying on the northerly property line of the Chester Maxwell Subdivision (unrecorded); thence running with the southerly property line of said Beverly Heights, Section II, north 89° 23' 50" east a distance of 4.90 feet to a point, said point further described as being the northwest corner of the Chester Maxwell property as of record in Book 1227, page 136, Register's Office of Davidson County, Tennessee; thence leaving the said southerly line of Beverly Heights, Section II, and running with the westerly line of the Chester Maxwell property south 1° 05' east a distance of 104.3 feet to a point lying on the northerly margin of Flora Maxwell Road, as widened; thence leaving the said westerly line of the Chester Maxwell property and running with the said northerly margin of Flora Maxwell Road south 89° 23' 50" west a distance of 90.00 feet to a point, said point further described as being the southeast corner of the Hosea Parker property as of record in Book 3980, page 593, Register's Office of Davidson County, Tennessee; thence leaving the said northerly margin of Flora Maxwell Road, as widened, and running with the easterly line of the said Hosea Parker property north 1° 05' west a distance of 104.30 feet to a point lying on the northerly property line of the Chester Maxwell Subdivision (unrecorded), said point further described as being the northeast corner of the said Hosea Parker property; thence leaving the said easterly line of the Hosea Parker property and running with the said northerly line of the Hosea Parker property and the said northerly line of the Chester Maxwell Subdivision (unrecorded) south 89° 23' 50" west a distance of 972.60 feet to an existing iron pin, said iron pin further described as being the southeast corner of the Davidson County Board of Education property as of record in Book 1725, page 493, Register's Office of Davidson County, Tennessee; thence leaving the said northerly property line of the Chester Maxwell Subdivision (unrecorded) and running with the easterly line of the said Davidson County Board of Education property north 0° 34' 23" west a distance of 463.10 feet to an existing iron pin, said iron pin being further described as the northeast corner of the said Davidson County Board of Education property; thence leaving the said easterly line of the Davidson County Board of Education property and running with the northerly line of the said Davidson County Board of Education property north 85° 47' 23" west a distance of 431.10 feet to a state highway monument lying on the

cont'd.

Exhibit "A"
Continued from Page 1

easterly margin of the access road; thence leaving the said northerly line of the Davidson County Board of Education and running with the easterly margin of the access road north 4° 12' 37" east a distance of 40.0 feet to a point; thence in a westerly direction around a curve having a radius of 282.01 feet to the right a distance of 94.98 feet to a point; thence leaving the said easterly margin of the access road south 86° 34' east a distance of 1128.53 feet to a point; thence north 0° 34' 23' west a distance of 192.32 feet to a point; thence north 87° 34' west a distance of 1141.97 feet to a point lying on the southerly margin of Wallace Road; thence running with the said southerly margin of Wallace Road in a northeasterly direction around a curve having a radius of 1407.40 feet, to the right a distance of 70.82 feet to the point of beginning, containing 15.75, more or less, acres.

Included in the 12.57, more or less, acres portion of the above described tract is an easement granted to the Davidson County Board of Education property, of record in Book 1755, page 606, Register's Office of Davidson County, Tennessee.

Being part of the property conveyed to Charles S. Pear, Testamentary Trustee under the will of Moe Pear, deceased; Phyllis Reichman, devisee under the will of Sidney Reichman, deceased; Abe Rothberg; and Willis Reynolds by deeds of record in Book 4152, page 594; Deed of Correction in Book 4179, page 675; Will Book 94, page 5, and Will Book 94, page 170, Register's Office for Davidson County, Tennessee; and by deed from James Anderson Sharber and wife, Irene Sharber, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

TRACT II: Being a 0.25, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee. Said tract being a 0.09, more or less, acre portion of the James Anderson Sharber property as of record in Book 1235, page 68, Register's Office of Davidson County, Tennessee, and a 0.16, more or less, acre portion of the Moe Pear, Sidney Reichman, Abe Rothberg, and Willis Reynolds property as of record in Book 4152, page 594, Register's Office of Davidson County, Tennessee.
BEGINNING at a point lying on the easterly margin of Nolensville Road, as widened, said point, being further described as the northwest corner of the Davidson County Board of Education property as of record in Book 1725, page 493, Register's Office of Davidson County, Tennessee; thence running with the said easterly margin of Nolensville Road, north 17 degrees 09 minutes 12 seconds west a distance of 35.43 feet to the beginning of a curve; thence around a curve, having a radius of 35.00 feet, a distance of 43.45 feet to a point lying on the southerly margin of Wallace Road; thence leaving the said easterly margin of Nolensville Road and running with the said southerly margin of Wallace Road, north 53 degrees 58 minutes 42 seconds east a distance of 63.84 feet to a point lying on the westerly margin of an access road; thence leaving the said southerly margin of Wallace Road and running with the said westerly margin of an access road, south 38 degrees 55 minutes 53 seconds east a distance of 155.84 feet to a state highway monument lying on the northerly line of the Davidson County Board of Education property, thence leaving the said westerly margin of the access road and running with the said northerly line of the Davidson County Board of Education property, north 85 degrees 47 minutes 23 seconds west a distance of 152.40 feet to the point of beginning, containing 0.25, more or less, acre.

Included in the 0.16, more or less, acre portion of the above described tract is an easement granted to the Davidson County Board of Education as of record in Book 1755, page 606, Register's Office of Davidson County, Tennessee.

cont'd.

Exhibit "A"
Continued from Page 2

Being part of the property conveyed to Charles S. Pear, testamentary trustee under the will of Moe Pear, deceased; Phyllis Reichman, devisee under the will of Sidney Reichman, deceased; Abe Rothberg; and Willis Reynolds by deeds of record in Book 4152, page 594, Deed of correction in Book 4179, page 675, Will Book 94, page 5, and Will Book 94, page 170, Register's Office for Davidson County, Tennessee. and by deed from James Anderson Sharber and wife, Irene Sharber, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.