This instrument prepared by:
Hooker, Keeble, Dodson, § Harris
900 Nashville Trust Building
Nashville, TN

BOOK 4782 PAGE 55

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Faisue Properties (NAME:) | SAME (NAME:) | 133-5 |
| 4421 Warner Place (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 87 pw |
| Nashville Tennessee 37205 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* $532,500.00 (five hundred and thirty two thousand five hundred dollars and zero cents) *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Lipman and Associates, a Tennessee general partnership the only partners of which are Howard Lipman and Lawrence Lipman, have bargained and sold, and by these presents do transfer and convey unto the said Faisue Properties, a Tennessee partnership, one of whose partners, Nelson C. Andrews, is authorized to act for it, as to an undivided 78% interest as tenant in common with Dan M. Berry and wife, Mary Heuer Berry as to an undivided 22% interest, their successors, representatives, hiers, and assigns,

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

~~*have bargained and sold, and by these presents do transfer and convey unto the said* Faisue Properties, a Tennessee general partnership the only partners of which are Nelson Andrews, Dan M. Berry and wife Mary Heuer Berry its heirs and assigns,~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being a 2.71, more or less, acre portion of Lot 6-A on the plan of the Resubdivision of Lot 6, Allied Park, Section 2, as of record in Book 4470, page 83, Register's Office for Davidson County, Tennessee, and described in survey by John Kohl, Surveyor, dated November 15, 1973.

Beginning at an existing concrete monument lying on the northerly margin of Allied Drive, said monument being further described as lying 95, more or less, feet from the centerline of Vulcan Drive and as being the southeast corner of the Nashville Electric Service Property as of record on Book 4010, page 236, Register's Office Davidson County, Tennessee; thence leaving the said northerly margin of Allied Drive and running with the easterly property line of said Nashville Electric Service Property North 4°13'30" east a distance of 476.74 feet to a point, said point further described as being the northeast corner of the said Nashville Electric Service Property; thence leaving the said easterly property line of the Nashville Electric Service and running with the southerly property line of Sunrise Heights, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, south 84°52' east a distance of 238.86 feet to a concrete monument; thence south 84°40' east a distance of 9.81 feet to a point; thence leaving the said southerly property line of Sunrise Heights South 4°13'30" west a distance of 472.76 feet to a point lying on the northerly margin of said Allied Drive; thence running with the northerly margin of said Allied Drive north 85°46'30" west a distance of 248.64 feet to the point of beginning, containing 2.71, more or less, acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 532,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of January, 19 76

Notary Public

My commission expires: 2-11-76
(Affix Seal)

DAVIDSON COUNTY TENNESSEE
RECEIVED FOR RECORD
JAN 19 1976
AT 10:00 A.M.
ENTERED

BY DEED of record in Book 4765, page 386, recorded November 16, 1973, at 11:42 A.M., Register's Office for Davidson County, Tennessee, Howard Lipman and Lawrence M. Lipman conveyed subject property to Lipman and Associates, a partnership composed solely of Howard Lipman and Lawrence M. Lipman. Together with a deed of easement dated the 12th day of December, 1973, from Lawrence Lipman and Howard Lipman granting to Lipman and Associates an easement and right of way extending northerly from Allied Drive 472.76 feet with said easement extending on to part of Lot No. 6-A 19 feet from the easterly margin of said part of Lot No. 6-A which adjoins the above described property and which gives, grants and conveys a perpetual right of easement of egress, ingress and regress over and upon said easement to the owners of the said Lot No. 6-A described above, their grantees and successors in title forever; said deed of easement being found of record in the Register's Office of Davidson County, Tennessee in Book 4772, page 309, and recorded on the 12th day of December, 1973, and by deed of easement correction of record in Book 4773, page 10, recorded on the 14th day of December, 1973, Register's Office of Davidson County, Tennessee.

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T
IDENTIF. REFERENCE

JAN 21 10 24 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is (unimproved ( ) / improved (X)) property, known as Allied Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town).

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Faisue Properties, et al, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Faisue Properties *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.*

*And* we, Lipman and Associates *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ~~Faisue Properties, et al,~~ their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 17th *day of* January, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lipman and Associates

By: Howard Lipman

By: Lawrence M. Lipman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. John Nanne, a Notary Public in and for said County and State, the within named Howard Lipman and Lawrence Lipman, the only partners ~~of Lipman and Associates, a Tennessee general partnership~~

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 17 day of January, 19 74.

Mrs. John Nanne, Notary Public.

Commission Expires May 16, 1976

MRS. JOHN NANNE NOTARY PUBLIC DAVIDSON (SEAL)

STATE OF
COUNTY OF

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, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

JAN 21 '74 CONV * ~~.00~~ 32,500.00
JAN 21 '74 S TAX A* 1,384.50
JAN 21 '74 PR FEE A* .50
JAN 21 '74 W DEED A* 6.00 * 1,391.00

Witness my hand and seal, at office in ,
this day of, 19.

Notary Public

Commission Expires.