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C 40385

IDENTIF. REFERENCE

JAN 31 1 37 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1974.

Notary Public

MY COMMISSION EXPIRES: Dep Register

(AFFIX SEAL)

This instrument was prepared by

THIS INSTRUMENT WAS PREPARED BY Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. REED CAPPS AND PARTNERS, INC. (NAME)	W. Reed Capps & Ass. (NAME)	103-16 - 39 40 41 42 45
Same (STREET ADDRESS OR ROUTE NUMBER)	24th Floor 1st Am Center (STREET ADDRESS)	
(CITY) (STATE) (P. O.-ZIP)	Nashville TN 37238 (CITY) (STATE) (ZIP)	103-12 - 090 091

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Theodore H. Pailet, as Trustee, with full power to mortgage, encumber by lien of deed or deeds of trust, sell and otherwise convey all or any part of the real estate hereinafter conveyed without the joinder of any beneficiary of the trust for which he is Trustee hereunder HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Reed Capps and Partners, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 1, 2, 3, 4, 5, 13, 14, 15, 16, 17, and 18, Rainbow Subdivision, as of record in Book 421, page 183, Register's Office for said County, described as follows:
BEGINNING at a point located at the southwest intersection of the right of ways of West End Ave. and Wilson Boulevard. Said point of beginning being the northeast corner of the above mentioned Lot No. 1 Rainbow Subdivision, running as follows: South 9° 28' East along the west margin of Wilson Boulevard, 460.0 feet to a point; thence South 80° 32' West along the north margin of Whitland Circle 108.0 feet to a point, the beginning of a curve to the right; thence continuing with the margin of Whitland Circle, around a curve to the right in a northwesterly direction, said curve having a radius of 223 feet, more or less, for a distance of 203.5 feet to a point; thence continuing with the margin of Whitland Circle, around a curve to the right in a northwesterly direction, said curve having a radius of 214.83 feet, more or less, for a distance of 114.3 feet to a point; thence, North 16° 40' west along the east margin of Whitland Circle 175.0 feet to a point; thence North 65° 15' East along the south margin of West End Ave. 362.0 feet to the point of beginning, containing 2.95 acres, more or less.

Description from plats by E. L. Miller Jr., & Co., dated April 3, 1973, and Emery L. Miller Jr., Surveyor, dated July 21, 1973.

BEING the same property conveyed to Theodore H. Pailet, Trustee, by the following deeds: from Hannah Mae Weinbaum and Alexander S. Weinbaum III, of record in Book 4662, page 182; from Carl Foyer and wife, Marion Foyer, of record in Book 4750, page 955; from Hattie Roberta Vickers, of record in Book 4750, page 953; and from Beulah Green Pollard, of record in Book 4750, page 951, each in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 31st day of January, 1974

Theodore H. Pailet,

Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theodore H. Pailet, Trustee

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 Nashville, Tennessee, this 31st day of January 19 74

Commission expires My Commission Expires February 7 1977

Dorothy E. Owen
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM
THEODORE H. PAILET, TRUSTEE

TO
W. REED CAPPS AND PARTNERS, INC.
A TENNESSEE CORPORATION

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

G# 22751
(D. Kuek)

JAN 31 74 CONV .00 650,000.00
JAN 31 74 S TAX A* 1,690.00
JAN 31 74 PR FEE A* .50
JAN 31 74 KDEED A* 4.00 * 1,694.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.