THIS INSTRUMENT WAS PREPARED BY. M. NORRIS JENKINS, ATTORNEY, 15th FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219

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mail to

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Birchdale Equity Company, a partnership	Same	
(NAME) 7212 Birchbark Drive	(NAME)	105-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	199
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00)

Dollars,

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees of the balance of an indebtedness secured by a vendor's lien retained in a deed of record in Book 2877, page 328, Register's Office for Davidson County, Tennessee

We, Clive Anderson and wife, Ruby H. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said Birchdale Equity Company, a partnership its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 6 on the Plan of Mrs. Matilda Alloway's Subdivision of lot no. 5, Horton Plan, as of record in Book 161, page 143, said Register's Office.

Said Lot No. 6 fronts 48 1/2 feet on the easterly side of 8th Avenue South and runs back between lines 180 feet to an alley, measuring 47 1/2 feet thereon.

Being the same property conveyed to Clive Anderson and wife, Ruby H. Anderson by deed from Larine Pitts of record in Book 3104, page 289, Register's Office for Davidson County, Tennessee.

RESTRICTIVE COVENANT:
This property shall not be rented or sold to any Auction Company or any other type of company which holds forth to be in the Auction business for a period of 5 years from date of deed. If restrictions are violated property reverts back to owner of record on January 25, 1974, or his heirs. In the event no legal action is instituted to enforce this reversion within the said 5 years then said reversion shall expire and become null and void.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $57,500.00

Subscribed and sworn to before me, this the 22 day of February 1974

Affiant

My commission expires: 5/7/74 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Birchdale Equity Company, a partnership its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for the aforementioned.

WE *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Birchdale Equity Company, a partnership its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 22nd *day of* February, 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.*

Clive Anderson
Clive Anderson

Ruby H. Anderson
Ruby H. Anderson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Faye Hunt, a Notary Public in and for said County and State, Clive Anderson and wife, Ruby H. Anderson

the within named bargainor, 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 22 day of February, 19 74.

Betty Faye Hunt Notary Public

Commission expires 5/7/74

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.....

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

.....Notary Public

Commission expires.....

MAR-4 74 CONV 57,500.00
MAR-4 74 S'TAX A* 149.50
MAR-4 74 PR'FEE A* .50
MAR-4 74 W'DEED A* 4.00 * 154.00

WARRANTY DEED

FROM

Clive Anderson, et ux

TO

Birchdale Equity Company, a partnership

C 4 4 1 9 2

IDENTIF. REFERENCE

MAR 4 2 03 PM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238