This instrument was prepared by:

John M. Young, Jr.
Franklin Builders Supply Company
612 Tenth Avenue North
Nashville, Tennessee 37203

BOOK 4803 PAGE 682

11-16
154
161
PW

WARRANTY DEED

Address new owner and send tax bills as follows:

Mail→ Franklin Builders Supply Company
612 Tenth Avenue North
Nashville, Tennessee 37203

Map Parcel Numbers:

FOR AND IN CONSIDERATION of the sum of one dollar ($1.00) John Thomas Hart and wife Mimi Kranz Hart have this day bargained and sold, and do hereby transfer and convey unto Franklin Builders Supply Company their undivided one-fourth interest in certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lots Nos. 21 and 22 on the plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in book 547, page 44, Register's Office for said County.
>
> Said lot No. 21 fronts 163.5 feet on the northerly side of Madison Station Road and runs back 333.05 feet on the easterly line and 355.3 feet on the westerly line, with the easterly right-of-way line of the L. & N. Railroad to the southerly line of lot No. 22, measuring 129.7 feet thereon.
>
> Said lot No. 22 fronts 104.3 feet on the southerly side of Woodruff Street and runs back 285 feet, more or less, on the easterly line and 278.8 feet on the westerly line, with the easterly right-of-way line of the L. & N. Railroad, to the northerly line of lot No. 21, measuring 129.7 feet thereon.
>
> Being the same property conveyed to Third National Bank in Nashville, Trustee under the A. Battle Rodes Unitrust dated September 11, 1973, of record in Book 4748, page 94, Register's Office of Davidson County, Tennessee, and being the same property inherited by A. Battle Rodes pursuant to Article IV of the Trust Agreement, dated December 15, 1941, by and between Henry E. Rodes, as Trustor, and the American National Bank of Nashville, Allen Battle Rodes and Mrs. Pattie Rodes Hart, as Trustees, Henry E. Rodes and Mrs. Mary Battle Rodes being deceased and the reference in the deed of record in Book 4748, page 94, Register's Office of Davidson County, Tennessee, to said A. Battle Rodes having inherited said property under the Last Will and Testament of his mother, Mrs. Mary Battle Rodes, being incorrect.

This is improved property, known as 310 Madison Street, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Franklin Builders Supply Company, its successors and assigns forever, John Thomas Hart and wife Mimi Kranz Hart, covenant that they are lawfully seized and possessed of an undivided one-fourth interest in said real estate in fee simple, have a good right to convey it, and that the same are unemcumbered, except for one unrecorded lease dated March 26, 1959, from First American

National Bank, Trustee to Franklin Builders Supply Company which expires by its terms on April 15, 1974. They further covenant and bind their successors and assign to warrant and forever defend the title to said real estate to said Franklin Builders Supply Company, its successors and assigns, against the lawful claims of all persons.

Witness the hand of John Thomas Hart and wife Mimi Kranz Hart this 29th day of March, 1974.

C48997

IDENTIF. REFERENCE

APR 9 8 49 AM '74

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

John Thomas Hart

Mimi Kranz Hart

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00.

Affiant

APR-9 CONV 50,000.00
APR-9 S TAX A* 130.00
PROVINCE OF ONTARIO APR-9 PR FEE A* .50
APR-9 W DEED A* 4.00 * 134.50

Before me, TERRANCE AUSTIN SWEENEY, a Notary Public of the aforesaid Province, personally appeared John Thomas Hart ~~and wife Mimi Kranz Hart~~, with whom I am personally acquainted, the within named bargainors, and ~~are authorized to~~ execute the foregoing instrument for the purpose contained therein.

Witness my hand and seal, at TORONTO, this 29th day of March, 1974.

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

Before me, Ivan Reid Feltham a Notary Public of the aforesaid Province, personally appeared Mimi Kranz Hart, with whom I am personally acquainted, one of the within named bargainors and executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at the Borough of North York this 29th day of March 1974