BOOK 4804 PAGE 617

"THIS [illegible] P. [illegible], ATTORNEY, 2[illegible] - FIRST [illegible], NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrysler Realty Corporation (NAME:)	Same (NAME:)	To Be assigned later
P. O. Box 500 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Troy, Michigan 48084 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Two Hundred Fifty Thousand and no/100 ---------- ($250,000.00) ---------- *DOLLARS*

cash paid by Chrysler Realty Corporation, the receipt of which is hereby acknowledged, James I. Vance Berry, Trustee, with full power to sell, mortgage, transfer, and convey without joinder of any beneficiary,

APR11 77	CONV	99,000.00			
APR11 77	CONV	99,000.00			
APR11 77	CONV	52,000.00			
APR11 77	S'TAX		A*	650.00	
APR11 77	PR'FEE		A*	.50	
APR11 77	W'DEED		A*	6.00	* 656.50

has ~~bargained~~ and sold, and by these presents does ~~transfer~~ and convey unto *the said* Chrysler Realty Corporation, its successors ~~and~~ 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 part of a certain acreage identified on the tax maps of Metropolitan Government of Nashville and Davidson County, Tennessee, as Map No. 43-5, Parcel No. 43; and Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, the easterly 32 feet of Lot No. 16 and all of Lots Nos. 17 and 18 of Block A on the Plan of Kennaston Estates, of record in Book 843, page 83, Register's Office for Davidson County, Tennessee, and described according to a survey made by A & A Engineers, Inc., dated January 19, 1974, as follows:

BEGINNING at an iron pin located in the intersection of the eastern R.O.W. margin of Gallatin Road and the northern R.O.W. margin of Roosevelt Avenue; thence with the eastern R.O.W. margin of Gallatin Road, North 6° 41' 03" East 275.00 feet to an iron pin; thence leaving R.O.W. of said road, South 83° 18' 57" East 260.00 feet to an iron pin; thence South 81° 15' 01" East 627.01 feet to an iron pin; thence South 6° 34' 51" West 255.69 feet to an iron pin in the northern R.O.W. margin of Roosevelt Avenue; thence with R.O.W. of said street, North 83° 29' 35" West, 153.51 feet to an iron pin; thence leaving R.O.W. of said street, North 6° 30' 25" East, 138.40 feet to an iron pin; thence North 84° 04' 33" West 168.01 feet to an iron pin; thence South 6° 30' 25" West 136.70 feet to an iron pin in the northern R.O.W. margin of Roosevelt Avenue; thence with said R.O.W. North 83° 29' 35" West 558.14 feet to an iron pin; thence with a curve to the right having a radius of 34.50 feet, a distance of 9.59 feet to an iron pin, the point of beginning. Said tract containing 5.0 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this the [illegible] day of April, 19 74

Notary Public

My commission expires: 10-29-74
(Affix Seal)

BEING part of the same property conveyed to James I. Vance Berry, Trustee, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, by deed from The Cain-Sloan Company, of record in Book 4721, page 832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive covenants contained in the deed from P. B. Hill, et al, to E. C. Liggett, dated May 29, 1935, containing a reverter clause, of record in Book 971, page 138, Register's Office for Davidson County, Tennessee, applicable to Lot No. 18 of Block A of the Kennaston Estates Subdivision only.

2. Rights of parties in possession of any part or all of the premises.

located at the northeast corner of Gallatin Road and Roosevelt Avenue, consisting of 5 acres.

unimproved (X) This is improved (X) property, ~~Number~~ (House Number) (Street) 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 Grantee, its successors ~~heirs~~ *and assigns, forever.*

And Grantor ~~xxx~~ does *covenant with the said* Grantee *that* he is *lawfully seized and possessed of said land in fee simple;* ~~have~~ has *a good right to convey it, and the same is unencumbered.,* except as specified herein.

And Grantor does ~~xx~~ *further covenant and bind* himself, his successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1 *day of* April, 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.*

James I. Vance Berry, Trustee

JAMES I. VANCE BERRY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert P. Thomas, a Notary Public in and for said County and State, the within named James I. Vance Berry, 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 1 day of April, 1974

Robert P. Thomas, Notary Public.

Commission Expires 10-28-74

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.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

IDENTIFICATION
APR 11 AM 74
REGISTER
DAVIDSON COUNTY, TENN.