BOOK 4805 PAGE 230

"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. L. Bainbridge Company and Nancy Keen B. Palmer (NAME:)	and Same (NAME:)	
119 Union St. (STREET ADDRESS OR ROUTE NUMBER)	119 Union St. (STREET ADDRESS)	92-16
Nashville Tenn 37201 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37201 (CITY) (ZONE) (STATE)	Par. 46 and 47

For and in Consideration of the sum of Ten----------

----------($10.00)----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Frank S. King, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr. and W. L. Bainbridge, III, an undivided two-thirds (2/3) interest and Nancy Keen B. Palmer, an undivided one-third (1/3) interest, their heirs, successors and assigns, in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

LAND in Davidson County, Tennessee, being Lot Nos. 20 and 21 in Williams' Subdivision of Lot No. 159 of Boyd Home Tract, a plan of which is of record in Book 161, page 42, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 20 fronts 50 feet on the northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

SAID Lot No. 21 fronts 50 feet on the northerly side of Terrace Place, formerly Williams Avenue, and runs back between parallel lines 160 feet to an alley.

Tract No. 2:

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of the Subdivision of Williams' Subdivision of Lot No. 149 of the Boyd Home Tract as of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank S. King, Jr., Trustee, with full power to sell and convey without the joinder of any beneficiary by deed from George Gianikas, et ux, et als, of record in Book 4630, page 814, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Taxes for the year 1974 which have been prorated.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $380,000.00

Subscribed and sworn to before me, this the 12th day of April 74

W. L. Bainbridge
Affiant

My Commission expires (Affix Seal)

Notary Public

APR 12 ~	CONV	*	~~.00~~ 380,000.00			
APR 12 ~ S TAX			A* 988.00			
APR 12 ~ PB FEE			A* .50			
APR 12 ~	WDEED		A* 6.00	*	994.50	

This is improved (X) unimproved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: Nashville, Tennessee (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 Grantees, their heirs, successors and assigns, ~~heirs and assigns~~, *forever.*

And Grantor*es do/covenant with the said* Grantees *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 set forth above.

And Grantor*es do/further covenant and bind* himself, his successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their heirs, successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *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.*

Frank S. King, Jr., Trustee

IDENTIF. REFERENCE

APR 12 1 51 PM '74

C 4 9 6 6 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon Elizabeth Smith, a Notary Public in and for said County and State, the within named Frank S. King, Jr., 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 24th day of April, 1974.

Sharon Elizabeth Smith, Notary Public.

Commission Expires Jan. 29, 1977.

NOTARY PUBLIC DAVIDSON COUNTY

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.