This Instrument Was Prepared By

BOOK 4808 PAGE 185

Quincy W. Partridge (mes)

WARRANTY DEED

Of The Law Firm Perkins & Sanson

Stahlman Building, Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Safco Insurance Company of America (NAME:)	SAME (NAME:)	97
SAFECO PLAZA (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1.84 Pw
SEATTLE, WASH. 98185 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Hundred Eighty Three Thousand Fifty and no/100-- ($583,050.00) *DOLLARS*

cash in hand paid by SAFECO INSURANCE COMPANY OF AMERICA, the receipt of which is hereby acknowledged,

APR23=	CONV	*	~~.00~~ 583,050.00	
APR23=	S'TAX		A* 1,515.80	
APR23=	PR'FEE		A* .50	
APR23=	W'DEED		A* 6.00	* 1,522.30

T & R INC., a Tennessee Corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said SAFECO INSURANCE COMPANY OF AMERICA, its successors

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in the 4th Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Interstate 40 east of Nashville and east of Old Hickory Boulevard, described herewith in accordance with a survey by Barge Waggoner, Sumner & Cannon, Engineers, dated September 13, 1973, more particularly described as follows:
Beginning at an iron pin on the southerly right-of-way of I-40, 660 feet at right angles from the centerline of Old Hickory Boulevard; thence, along the southerly right-of-way of I-40, South 86° 20' East, 813.54 feet to an iron pin; thence, South 06° 32' West, 40.00 feet to a concrete highway monument; thence, continuing with I-40, South 86° 20' East, 290.00 feet to an iron pin; thence, leaving I-40, South 05° 45' West, 1,080.00 feet to an iron pin; thence, North 84° 15' West, 325.00 feet to an iron pin; thence, North 29° 58' West, passing iron pins on the right-of-way lines of the 60-foot wide entrance road at 1,085.01 feet and 1,145.01 feet, a total distance of 1,330.01 feet to the point of beginning, containing 17.94 acres, more or less.

A portion of the subject property comprises part of the property conveyed to T & R Inc., (a Tennessee Corporation), by deed from Myrtle Dies Hewgley, of record in Book 3770, page 431, Register's Office for Davidson County, Tennessee. A portion of the subject property comprises part of the property conveyed to T. & R. Inc., a Tennessee Corporation, by deed from Shirley Haskell Griggs and wife, Ruth Griggs, of record in Book 3791, page 530, Register's Office for said County. A portion of the subject property comprises part of the property conveyed to T & R, Incorporated, a Tennessee Corporation, by deed from The State of Tennessee, of record in Book 4205, page 263, Register's Office for said County.
(T & R Inc., T. & R. Inc. & T & R, Incorporated, are one and the same corporation.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 583,050.00

Subscribed and sworn to before me, this the 22nd day of April, 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Mary Emmey
Notary Public

A portion of the subject property comprises part of the property conveyed to T & R, Inc., a Tennessee Corporation, by deed from Myrtle Dies Hewgley of record in Book 3860, page 760, Register's Office for said County. A portion of the subject property comprises part of the property conveyed to T & R, Inc., a Tennessee Corporation, by deed from Kenneth Hale and wife, Jerrene Hale, of record in Book 3767, page 128, Register's Office for said County.

Also conveyed herewith is an easement 30 feet in width located 700 feet or more distant from the public road which seller is to construct to the above described property. Said easement shall be for the purpose of allowing vehicular and pedestrian traffic to travel between the above described premises and Old Hickory Boulevard. Grantee shall have the option of constructing and maintaining at its expense over the easement area a road complying with applicable municipal regulations and specifications.
Grantee grants ingress and egress rights to Grantor provided the Grantor pays his prorata share of the construction of said road.

unimproved ( )
This is improved ( ) property, known as ..... (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 SAFECO INSURANCE COMPANY OF AMERICA, its successors ..... *heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* SAFECO INSURANCE COMPANY OF AMERICA, its successors *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except taxes for 1974 which are prorated and to be paid by the Seller.

And Grantor does *do further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* SAFECO INSURANCE COMPANY OF AMERICA *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness OUR *hand* s *this* 22nd *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.*

T & R INC.
BY: R. E. Hooper, President

BY: Frank K. Bellar
Frank K. Bellar, Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

....., *Notary Public.*

Commission Expires.....

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, Mary E. Maey, *a Notary Public of the State and County aforesaid, personally appeared* R. E. Hooper, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* T & R Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 22nd *day of* April, *19* 74.

Mary E. Maey
Notary Public

NOTARY PUBLIC AT LARGE

Commission Expires 4/25/76

5102 4 MAR 22 9 24 AM '74 FELIX WILSON REGISTER DAVIDSON COUNTY, TENN. IDENTIFICATION REFERENCE