This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

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mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P. Baxter Overton (NAME)	G & B Auto Parts (NAME)	133
3750 Nolesville Road (STREET ADDRESS OR ROUTE NUMBER)	3750 Nolesville Road (STREET ADDRESS)	133
Nashville Tenn 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37211 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

WINDLANDS CENTER, A Partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr.
have this day bargained and sold, and do hereby transfer and convey unto the said P. Baxter Overton, III, and wife, Susan H. Overton and Wallace W. Gannon and wife, Shirley S. Gannon their ~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING a parcel of land located in the 32nd Councilmanic District, Davidson County, Tennessee, and described more particularly as follows:

BEGINNING at a point, this point being an iron pin driven at the side of a corner fence post in the northern boundary of Nolensville Road, this point being 50 feet east of the L & N. Railroad property corner; thence N. 85° 08' 06" E. 235.73 feet along a fence line, to an iron pin in the fence; thence parallel to Nolensville Road S. 41° 09' 25" E. 16.47 feet to an iron pin; thence toward Nolensville Road S. 48° 50' 35" W. 190.00 feet to an iron pin in the fence line which borders Nolensville Road; thence along the northern border of Nolensville Road N. 41° 09' 25" W. 156.00 feet to an iron pin, this being the point of beginning and containing 16,384 square feet or 0.376 acres, more or less.

BEING part of the property conveyed to Windlands Center, a partnership composed of L. H. Hardaway, Sr. and L. H. Hardaway, Jr., by deed from Mabel Clare Welch of record in Book 4752, page 660, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of May, 1974

Notary Public

My commission expires: My Commission Expires August 9, 1975 (Affix Seal)

This is ~~an improved~~ (X) unimproved 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 P. Baxter Overton, III, and wife, Susan H. Overton, and Wallace W. Gannon and wife, Shirley S. Gannon, their ~~XXXXXX~~ 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, 1974 taxes which are to be paid by Grantor. See attached Restrictive Covenant which runs with land.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said P. Baxter Overton, III, and wife, Susan H. Overton, and Wallace W. Gannon and wife, Shirley S. Gannon, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 6th day of May, 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.

L. H. Hardaway, Jr.

L. H. Hardaway, Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD Jr. , a Notary Public in and for said County and State, L. H. Hardaway, Sr. and L. H. Hardaway, Jr. Partners of Windlands Center, a partnership,

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 6th day of May, 19 74.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission expires

My Commission Expires August 9, 1975

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 .

WARRANTY DEED

FROM

TO

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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RESTRICTIVE COVENANT

The Grantees hereby covenant and agree to maintain these premises and any improvements located thereon in good condition and particularly Grantees will maintain premises in a clean manner and in harmony with all property and improvements surrounding the premises. If the Grantees shall fail to properly maintain the premises, the Grantor, or its successors or assigns shall give notice in writing to the Grantees of the deficiency. If Grantees fail to cure the deficiency within 30 days of the giving of the notice, the Grantor shall have the right, but not the obligation to go upon the premises and clean them up, and thereafter shall have a lien upon the premises for the expenses for such clean-up provided said lien is recorded in the Register's Office for Davidson County, Tennessee, within six (6) months from the date the work is performed.

C 5 2 9 9 4

IDENTIF. REFERENCE

MAY 6 4 10 PH '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAY-6-74	CONV	40,000.00			
MAY-6-74	S'TAX		A* 104.00		
MAY-6-74	PR'FEE		A* .50		
MAY-6-74	W'DEED		A* 6.00	*	110.50