BOOK 4842 PAGE 389

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,195.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: October 29, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Royal Enterprises, a Partnership (NAME)	Same (NAME)	150-5 150-9 149-8
4901 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1&2&3 39 49
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	83,82,81 &80 M.O.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, C & E Realty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royal Enterprises, a Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot Nos. 94, 95, 165, and 385, Section 1, Forest View Park Subdivision, of record in Book 3700, Page 109 110, and Lot Nos. 308, 354, 355, 356, and 357, Section 2, Forest View Park Subdivision, of record in Book 3842, Page 238, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to C & E Realty Company, by deed from J. E. Cain, Jr., and wife, Kate B. Cain, and John E. Cain, III, single, of record in Book 4030, Page 750, said Register's Office, AND being part of the same property conveyed to C & E Realty Company, by deed from Kate B. Cain, devisee under the will of John E. Cain, Jr., and as Executrix, and John E. Cain, III, and wife, Mary R. Cain, of record in Book 4340, Page 180, said Register's Office.

THIS conveyance is subject to any and all Zoning Regulations, Building Restrictions and Set-Back Lines, if any, and easements and rights-of-way and Public Utilities applicable to this property and taxes for the current year, which have been pro-rated and assumed by the grantees herein.

unimproved ( )
This is improved (X) property, known as Lots Nos. 94, 95, 165 & 385, Section I AND Lots Nos. 308, 354, 355, 356 & 357, Section II, Forest View Park S/D, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of August, 19 74

C & E REALTY COMPANY
By: John E. Cain, III:

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STATE OF TENNESSEE
Davidson County

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 ______

Commission expires ______

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) XXXXXXXXXXXXX acknowledged (himself) XXXXXXXX to be the President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the C & E Realty Company the within named bargainor, and corporation, and that (he) as such President XXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John E. Cain, III as such President, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of August, 19 74

My commission expires October 29, 1977

Shirley L. Johnson
Notary Public

NOTARY PUBLIC ... COUNTY, TENN.

File In File Room
L-552-409-8

WARRANTY DEED

FROM

C & E REALTY COMPANY

TO

ROYAL ENTERPRISES, A PARTNERSHIP

C 6 6 7 1 0

IDENTIF. REFERENCE

AUG 9 3 31 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

AUG-9 74	CONV	48,195.00		
AUG-9 74	S'TAX		A* 125.32	
AUG-9 74	PR'FEE		A* .50	
AUG-9 74	W'DEED		A* 4.00	* 129.82