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Form No. WD 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,355.00

Earlene M. Owen
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 A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 372

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royal Enterprises, a Partnership (NAME)	Same (NAME)	Map 150-9
4901 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 38
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	M.C.

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 & S Builders, Inc.

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:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 164 on the Plan of Forrest View Park, Section 1, of record in Book 3700, Page 110, to which Plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to C & S Builders, Inc. by deed of record in Book 4253, Page 67, Register's Office, Davidson County, Tennessee.

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.

This is unimproved ( ) improved (X) property, known as Lot 164, Forrest View Park, Section 1 (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, 1974

C & S BUILDERS, INC.
By: John E. Cain, III:
President

John E. Cain

STATE OF TENNESSEE
Davidson County

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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 with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the C & S Builders, Inc. the within named bargainor, and corporation, and that (he) as such President, 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.

Witness my hand and official seal at office at Nashville, Tennessee on this the 7th day of August, 1974

My commission expires: October 29, 1977

Notary Public

WARRANTY DEED

FROM C & S BUILDERS, INC.

TO ROYAL ENTERPRISES, A PARTNERSHIP

C 6 6 7 1 1

IDENTIF. REFERENCE

AUG 9 3 33 PM '74

FELIX Z. GILES, REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Suite 308
311 Plus Park Blvd.
Nashville, Tennessee 37217

File In File Room
L-552-409-8

AUG-9-74	CONV	*5,355.00			
AUG-9-74 S'TAX			A*	14.04	
AUG-9-74 PR'FEE			A*	.50	
AUG-9-74	W'DEED		A*	4.00	* 18.54