BOOK 1848 PAGE 36

Send Tax Bills To:
Wholesale Homebuilding Company,
P.O. Drawer C
Madison, Tennessee

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & HARSH
Law Offices
Gallatin, Tennessee

50-10
1 pw

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said ACADEMY APARTMENTS, INC., has this day bargained and sold and by these presents does hereby transfer and convey unto A PARTNERSHIP, comprised of WALTER C. GAINES, who has a 75 percent interest therein and WALLACE R. DRIVER, who has a 25 percent interest therein, d/b/a WHOLESALE HOMEBUILDING COMPANY, ., their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lots No. 790, 791, 792, and 793 on the Plan of PARKWOOD ESTATES, SECTION IV as of record in Book 3300, pages 79 and 80, Register's Office for said County, described together as follows:

BEGINNING at a point in the northerly margin of Masonwood Drive, said point being a concrete monument being the southwest front corner of said Lot 793; thence northwestwardly around a curve having a radius of 25 feet, 39.27 feet to a concrete monument in the easterly margin of Brick Church Pike; thence with the margin of same North 0° 56' East 118.2 feet to a concrete monument, being the northwest corner of Lot No. 793; thence along the rear lines of Lots No. 793, 792, 791, and 790, as shown on said plan, eastwardly 361.70 feet to a concrete monument, the northeasterly corner of Lot No. 790; thence southwardly 115.75 feet along the westerly margin of an unnamed street to a concrete monument in the westerly margin of said unnamed street, the beginning of a curve; thence southwestwardly around said curve having a radius of 25 feet, a distance of 39.27 feet to a concrete monument in the northerly margin of Masonwood Drive; thence with the northerly margin of said drive 22.2 feet to a concrete monument; thence continuing with the northerly margin of said drive a distance of 287.76 feet to the point of beginning.

BEING the same property conveyed to Academy Apartments, Inc., by deed from Lewis E. Gaines Trustee as of record in Book 3819, page 262, Register's Office for said County.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said WALTER C. GAINES AND WALLACE R. DRIVER, d/b/a WHOLESALE HOMEBUILDING COMPANY, .

A PARTNERSHIP, their heirs and assigns, in fee simple forever.

SAID ACADEMY APARTMENTS, INC. COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said lots or parcels of land, that it has a good right to convey them, and that the same is unencumbered, EXCEPT for current taxes and a Deed of Trust of record in Book 3820, page 860, Register's Office for Davidson County, Tennessee.

GRANTOR further covenants with the said GRANTEES and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate unto said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS GRANTOR'S hand this the 28th day of August 1974, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Academy Apartments Inc.
ACADEMY APARTMENTS, INC.

BY: Walter C Gaines
PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WALTER C. GAINES, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be president of the ACADEMY APARTMENTS, INC. the within named bargainor, a 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 corporation by himself as president.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 28 day of Aug., 1974.

NOTARY PUBLIC AT LARGE

Faye Garrett
NOTARY PUBLIC at Large for State of Tennessee

MY COMMISSION EXPIRES: 1-15-77

BOOK 1848 PAGE 38

STATE OF TENNESSEE

COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,998.06 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wm. C. Jones
AFFIANT

SUBSCRIBED and sworn to before me,

This 28th day of August, 1974.

Jane Garrett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-15-77

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

C 6 9 2 4 0

IDENTIF. REFERENCE

AUG 29 2 17 PM '74

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.

AUG29 CONV 90,000.00
AUG29 CONV 55,998.0
AUG29 S'TAX
AUG29 PR'FEE
AUG29 W'DEED

A* 379.60
A* .50
A* 6.00 * 386.10