Guaranteed Title No: N-74-023

Davidson Co.
BOOK 4863 PAGE 672

BOOK 221 536

Brentwood Zoned Industrial B-3

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY		
C. Alex Meacham, Attorney-at-law, Nashville, Tennessee		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lem Yearwood (NAME)	Yearwood's Picture Frame Shop (NAME)	
916 Robertson Acad. Rd. (STREET ADDRESS OR ROUTE NUMBER)	East Church Street, Route #1 (STREET ADDRESS)	171
Nashville, Tenn. 37220 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	20 Pt

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, W. A. Jones, Trustee with full power to sell, transfer, convey mortgage or encumber without the joinder of any beneficiary whomsoever.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lem Yearwood

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

A certain tract or parcel of land lying partly in Davidson County and partly in Williamson County, Tennessee, described as follows:

Being Lot No. 1 in Martha Marr's Subdivision of Dodson Land at Brentwood, Tennessee, said plan is of record in Book 420, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 begins at common corners with Lot No. 1 and Lot No. 2 and beginning on the westerly corner of Lot 2 runs 138.2 feet westerly along the northerly margin of Williams Road (now Hardscuffle) then runs northerly 315 feet to a point then easterly 138.2 feet to a point, then southerly 315 feet to the point of beginning and containing one acre, more or less.

Being the same property conveyed to W. A. Jones, Trustee with full power by Warranty Deed of record in Book 215, page 45, Register's Office for Williamson County, Tennessee.

This is unimproved (X) improved ( ) property, known as North Side East Church St. (formerly Hardscuffle and Williams).

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 1 day of March, 1974

W. A. Jones - Trustee
W. A. Jones, Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4863 PAGE 673

BOOK 231 537

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. A. Jones

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 19 74

Commission expires May 10, 1976

Notary Public

WARRANTY DEED

FROM

W. A. Jones, Trustee

TO

Lem Yearwood

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 1 day of March 19 74
at 11:45 A M Noted in Note Book No. 32 page 32
and Recorded in Book No. 221 page 537 Stamps 42.00
Paid 42.00 Recording Fee 4.00 Total 46.00
Receipt No. 38933 Witness my hand

Register

mail to:
James P. Cheatham III
1200 American Trust Bldg.
Nashville, Tenn. 37201

OCT 25 MISC

A* 4.00 * 4.00

C 7 6 1 1 7

IDENTIF. REFERENCE

Oct 25 2 27 PM '74

FELIX REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Oct 19 74

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)