This instrument prepared by: Thomas M. Black, Attorney at Law, 223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

mail →

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Imperial Retirement Center Associates (NAME)	SAME	Map 51-07
308 W. Due West Ave. (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4879 PAGE 76 (STREET ADDRESS)	Parcel 39
Madison, TN. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11 D 04290

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

W. Y. DRAPER and MAX KOMISAR, a partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said E. L. MARLEY, F. B. COTHREN, J. W. WHITEHEAD, F. W. FOSTER, and L. L. ZUMSTEIN, partners d/b/a IMPERIAL RETIREMENT CENTER ASSOCIATES, a partnership, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 and the east part of Lot No. 1 on the Map of Stratton Place Subdivision, of record in Book 547, page 182, Register's Office for said County, described as follows: Beginning at a point in the center line of Due West Avenue at the common corner of Lots Nos. 2 and 3 on said Plan; thence with the line between said lots northerly 681 feet, more or less, to a point; thence North 88 deg. 50' west 164 feet to a corner of Lot No. 1; thence along the line of Lot No. 1, South 40 deg. west 54 feet to the northeast corner of a part of Lot No. 1 conveyed to W. A. Beasley by deed of record in Book 1117, page 450, said Register's Office; thence along Beasley's easterly line, South 2 deg. 15' west 639 feet to the center line of Due West Avenue; thence along the center line of said Avenue, South 89 deg. 30' East 225 feet to the point of beginning.

Being the same property conveyed to W. Y. Draper and Max Komisar, a partnership, by deed from C. B. Davis and wife, Zulah Davis, of record in Book 3975, page 883, 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 $ 70,000.00

Subscribed and sworn to before me, this the 1st day of December 19 74

Affiant

My commission expires: 10-31-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... Due West Avenue, Madison, Tennessee
(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 ..... grantees, their ..... (successors), 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, except as appears of record.

We further covenant and bind ourselves, our successors, heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their ..... (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 11/27/74 day of ..... 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.

W. Y. Draper

Max Komisar

BOOK 4879 PAGE 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* W. Y. DRAPER and MAX KOMISAR, a partnership

*the within named bargainor*S*, 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 Madison, Tennessee *this* 27th *day of* Nov., *19*74.

Commission expires 11/12/75

H. Thomas Black
Notary Public

H. BLACK ★ THOMAS NOTARY PUBLIC ★ TENNESSEE

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 .....

JAN-3 75 CONV 70,000.00
JAN-3 75 S'TAX A* 182.00
JAN-3 75 PR'FEE A* .50
JAN-3 75 W'DEED A* 4.00 *. 186.50

WARRANTY DEED

FROM
W. Y. DRAPER and MAX KOMISAR, a partnership

TO
IMPERIAL RETIREMENT CENTER ASSOCIATES, a partnership

C 83228

IDENTIF. REFERENCE

JAN 3 9 21 AM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115