BOOK 4879 PAGE 873

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMMY FLATT (NAME)	SAME (NAME)	41-16
1224 DALEMERE DR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36
NASHVILLE (CITY) TENN. (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Phillip Davidson (gj)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

We, E. Harold Edwards and F. Compton Wallace

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Sammy Flatt and Roger K. Garner *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 2 of a resubdivision of a portion of a tract marked "Revised for Commercial No. 2" of the plat of Bellshire Estates, Section 5, as of record in Book 4595, page 38, 12th Civil District, Davidson County, Tennessee more particularly described as follows:

Beginning at a monument located south 3° 27' west 205.0 feet from the point where the center line of Tuckahoe Drive intersects the west margin of Dickerson Pike; thence, south 3° 27' west 100.40 feet with west margin of Dickerson Pike to a monument; thence, with said west margin of Dickerson Pike along a curve 131.96 feet to a monument; thence, north 86° 29' 41" west 175.77 feet to an iron pin; thence, and with Lot No. 1 of said Resubdivision north 3° 27' east 232.19 feet to a monument; thence, south 86° 33' east 25.0 feet to a monument, the southwest corner of service station lot; thence, with said service station lot, south 86° 33' east 150.00 feet to the beginning, containing 40,685 square feet or 0.93 acres more or less by survey of Harold Morris, Tennessee Registers No. 223, June 2, 1972.

There is an ingree-egress easement located on a Resubdivision of a portion of tract marked "Revised for Commercial No. 2" of the plat of Bellshire Estates, Section 5, as of record in Book 4595, page 38, 12th Civil District, Davidson County, Tennessee more particularly described as follows:

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

The Actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Affiant

Subscribed and sworn to before me, this the ____ day of ____, 19__

Notary Public

My commission expires ____ (Affix Seal)

HUGH BRENT NOTARY PUBLIC DAVIDSON COUNTY

Beginning at a monument located north 86° 33' west 150.0 feet from the intersection of the south margin of Tuckahoe Drive and the west margin of Dickerson Pike; thence, with west boundary of service station lot south 3° 27' 175.0 feet to a monument; thence, along the north boundary of Lot No. 2 of said Resubdivision north 86° 33' west 25.0 feet to a monument, the northwest corner of said Lot No. 2; thence along the east boundary of Lot No. 1 of said Resubdivision north 3° 27' east 175.0 feet to a point; thence, with a curve to the right along south margin of Tuckahoe Drive 3.00 feet to a monument; thence with south margin of Tuckahoe Drive south 86° 33' east 22.0 feet to the beginning, containing 4,375 square feet or 0.1 acres more or less by survey of Harold Morris, Tennessee Register's No. 223, June 2, 1972.

Being part of the same property conveyed to E. Harold Edwards and F. Compton Wallace by deed from High Hopes, Inc. of record in Book 4609, page 304, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sammy Flatt and Roger K. Garner *their heirs and assigns, forever.*

And we *do covenant with the said* Sammy Flatt *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.*

And we, E. Harold Edwards and F. Compton Wallace *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Sammy Flatt and Roger K. Garner *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 7 *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

F. Compton Wallace

E. Harold Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. Hugh Brewer, a Notary Public in and for said County and State, the within named

E. Harold Edwards and F. Compton Wallace

the bargainors, 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 Nashville, Tennessee, this 2nd day of January, 19 75.

A. Hugh Brewer, Notary Public.

Commission Expires 8-27-78

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

C 8 3 6 2 0

WARRANTY DEED

FROM

E. HAROLD EDWARDS, ET AL

TO

SAMMY FLATT, ET AL

IDENTIF. REFERENCE

JAN 7 2 39 PM '75

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

PEDIGO & SAINDON

JAN-7-75	CONV	27,500.00				
JAN-7-75	S'TAX		A*	71.50		
JAN-7-75	PR'FEE		A*	.50		
JAN-7-75	W'DEED		A*	8.00	*	80.00