BOOK 4921 PAGE 944

FORM NO. WD-1

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

Mail to ↑

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 1975.

Notary Public

MY COMMISSION EXPIRES: 9/17/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don F. Pierce (NAME)	Teachers Insurance and Annuity Association (NAME)	
Carrollton Road (STREET ADDRESS OR ROUTE NUMBER)	730 3rd Ave (STREET ADDRESS)	106-11
Carrollton Texas (CITY) (STATE) (P. O. ZIP)	New York, N. Y. 10017 (CITY) (STATE) (ZIP)	24.00

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, U. Grant Browning, Elmer H. Heaberlin, Jr., and Steve R. Wherry, d/b/a Trent Properties, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don F. Pierce

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:

A tract of land located in the 6th Civil District of Davidson County Tennessee, being Lot No. 18, Section 4, Interstate Park South, as of record in Book 4460, page 199, Register's Office for said County, and described according to a survey made by Turner Engineering Company, June 5, 1973, as follows:

Beginning at a concrete monument in the northerly right-of-way of Hill Avenue, being in the northwesterly corner of the herein described tract, and being the southwesterly corner of Lot 21, Interstate Park South, as recorded in Book 4460, page 180, Register's Office for said County, and more particularly described as follows:

Leaving said right-of-way of Hill Avenue and with the southerly line of said lot 21, south 89° 55' 47" East a distance of 92.78 feet to a concrete monument; said monument being in the northeasterly corner of herein described tract, the southeast corner of Lot 21, Interstate Park South, and in the westerly and southerly rights-of-way of Interstate 24; thence with the right-of-way of Interstate 24; South 24° 03' East a distance of 146.60 feet to a concrete monument; thence South 39° 31' east a distance of 138.10 feet to a concrete monument; thence, leaving said I-24 right-of-way South 56° 05' west a distance of 220.51 feet to a concrete monument in the northerly right-of-way of Hill Avenue; thence along said right-of-way with a curve to the right having a radius of 426.45 feet a distance of 346.61 feet to a concrete monument; thence with a curve to the left having a radius of 204.05 feet a distance of 32.74 feet to the point of beginning; containing 1.260 of an acre, more or less, or 54,885 square feet.

Being the same property conveyed to Trend Properties, a partnership comprised of U. Grant Browning, Elmer H. Heaberlin, Jr., and Steve R. Wherry, by deed from U. Grant Browning, Elmer H. Heaberlin, Jr., and

(description continued)

unimproved ( )
This is improved (X) property, known as _____ (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 our hand s this 17th day of June, 1975

Steve R. Wherry

Elmer H. Heaberlin, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named U. Grant Browning, Elmer H. Heaberlin, Jr., and Steve R. Wherry

the 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 Nashville, Tennessee, this 12th day of June 1975.

Commission expires 9/12/78

Sharon Gower
Notary Public

SHARON GOWER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM U. Grant Browning, Elmer H. Heaberlin and Steve R. Wherry

TO Don F. Pierce

D 02633

IDENTIF. REFERENCE

JUN 13 10 17 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 13	CONV	*	~~00~~ 268,000.00	
JUN 13	S TAX		A* 956.80	
JUN 13	PR FEE		A* .50	
JUN 13	W DEED		A* 4.00	* 961.30

(description continued)

Steve R. Wherry, of record in Book 4861, page 713, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the grantee's assumption of the balance of a note in the approximate amount of $270,000.00 as secured by a Deed of Trust of record in Book 4861, page 715, Register's Office for Davidson County, Tennessee, and 1975 state and county real estate taxes.