This instrument prepared by:
Richard A. Jones
Farris, Evans & Warfield
18th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 4942 PAGE 217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Showroom Property (NAME)	Same (NAME)	118-15
Powell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	P/O 10

For and in Consideration of the sum of Ten ($10.00) *DOLLARS* and other good and valuable considerations paid by Nashville Showroom Property, the receipt of which is hereby acknowledged,

Tennessee Development Company, a Tennessee Corporation, has ~~hereto~~ *bargained and sold, and by these presents do transfer and convey unto the said* Nashville Showroom Property, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land in the Sixth Civil District of Metropolitan Nashville and Davidson County and lying generally south of Thompson Lane, west of Powell Avenue and east of the Louisville and Nashville Railroad, being more particularly described as follows:

Beginning at a point in the westerly margin of Powell Avenue, said point being approximately 1,560 feet from the northerly margin of Armory Avenue; thence S 57° 29' W, 197.8 feet to a point; thence, S 26° 16' E, 231.4 feet to a point; thence, S 57° 29' W, 400.0 feet to a point in the easterly usage line of the Louisville and Nashville Railroad; thence, with said line N 32° 23' W, 280.0 feet to a point; thence, N 57° 29' E, 613.8 feet to the westerly margin of Powell Avenue; thence, with said margin S 42° 11' E, 50.7 feet to the point of beginning. Containing 2.89 acres, more or less.

Being property conveyed to Tennessee Development Company, a Tennessee Corporation by deed from the United States of America, acting by and through War Asset Administrator of record in Book 1561, page 117, 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 $105,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of August 1975

My commission expires: 2-4-76

(Affix Seal)

Notary Public

Nashville Showroom Property agrees to improve to Metro requirements and dedicate a public street within subject tract extending from Powell Avenue approximately 260 feet westerly, thence, approximately 235 feet southerly with temporary ramp connected to unpaved drive to Armory Drive. Tennessee Development Company agrees to dedicate additional right-of-way width and radii if required by Metro for dedication of said street. Tennessee Development Company agrees to dedicate in the future an extension of said public street to Armory Drive. Tennessee Development Company hereby retains an easement over said street until it is dedicated.

unimproved (X)
This is improved ( ) property, known as Powell Avenue (House Number) (Street) Nashville, Tennessee 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 Nashville Showroom Property, their *heirs and assigns, forever.*

And the Grantor does ~~do~~ *covenant with the said* Nashville Showroom Property *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered,* except for special exceptions enumerated in Schedule B, II, 3 of Pioneer National Title Insurance Commitment No. 240496 dated May 25, 1975.

And Tennessee Development Company does ~~do~~ *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Nashville Showroom Property, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 15th *day of* August, *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.*

Tennessee Development Company, A Tennessee Corporation

L. C. Bledsoe

Vice Pres.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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, Ray E. Tarkington, *a Notary Public of the State and County aforesaid, personally appeared* J. W. Clay, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secy.-Treas. *of the* Tennessee Development Company, *the within named bargainor, a corporation, and that* he *as such* Secy.-Treas., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secy.-Treas.

Witness my hand and seal, at office in Nashville,
this 15 *day of* August, *19* 75.

Ray E. Tarkington
Notary Public

Commission Expires 2-4-76

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AUG 15 75	CONV	15,[illegible]			
AUG 15 75	S'TAX		A*	273.00	
AUG 15 75	PR'FEE		A*	.50	
AUG 15 75	W'DEED		A*	8.00	* 281.50

D 11422

WARRANTY DEED

FROM

TO

[illegible] REFERENCE

AUG 15 12 28 PM '75

[illegible]

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