Prepared By: Mail

W. Lee Corbett
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

BOOK 4968 PAGE 477

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Frank C. Ingraham	Same.	105-12
1720 Parkway Towers		30
Nashville, Tenn. 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of other good and valuable consideration and the even exchange of grantee's interest in other property in the County of Davidson, State of Tennessee, more particularly described in a warranty deed of even date herewith to be recorded concurrently with this instrument,

WILLIAM J. WILSON, JR. and TOMMY G. WILSON,

as GRANTORS herein, have bargained and sold and by these presents do transfer and convey unto

FRANK C. INGRAHAM, et ux, FRANCES R. INGRAHAM,

as GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lot 5, Section Three, Transpo Center (Not of Record this Date), a/k/a Fair View Park, and being more particularly described as follows:

BEGINNING at a concrete monument in the Northeast margin of Herron Drive (said street having a 60-foot right-of-way at this point, said monument being the common corner between the herein described tract and Jones & Laughlin Steel Corp., whose deed is recorded in Book 3865, Page 145, Register's Office for Davidson County, Tennessee; thence with said margin of Herron Drive North 53° 50' West a distance of 250.15 feet to a concrete monument; thence leaving said margin North 36°10' East a distance of 348.51 feet to a concrete monument in the Southwest margin of the Louisville & Nashville Railroad property; thence with said margin of Louisville & Nashville Railroad South 54°01' East a distance of 249.24 feet to a concrete monument, a point in the line of Jones & Laughlin Steel Corp.; thence with said line South 36°01' West a distance of 349.31 feet to the Point of Beginning and containing 2.00 acres.

Said tract being part of the same real property conveyed to William J. Wilson, Jr. and Tommy G. Wilson, the deeds for which are recorded in Book 4492, Page 78, and Book 4331, Page 688, in the Register's Office for Davidson County, Tennessee.

TRACT NO 2:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lots 9 & 10 on Section One, Fair View Park (formerly Transpo Center), said tract also being a portion of the property conveyed to William J. Wilson, Jr. as of record in Deed Book 4492, Page 78, Register's Office for Davidson County, Tennessee, and is more particularly described as follows:

BEGINNING at a point on the Southwesterly margin of Herron Drive, said point being 878.94 feet Northwesterly of the Southwesterly return of Interstate Boulevard South (as measured along the Southwesterly margin of said Herron Drive); thence leaving said margin South 76°28'07" West a distance of 320.91 feet to a point on the Easterly margin of the Louisville & Nashville Railroad;

thence with the same North 07°35' East a distance of 570.0 feet to a point; thence leaving the Easterly margin of said railroad South 86°28 East a distance of 210.43 feet to a point on the Southwesterly margin of the Louisville & Nashville Railroad; thence with the same South 54°01' East a distance of 522.61 feet to a point; thence leaving the Southwesterly margin of said railroad South 47°06'52" West a distance of 322.1 feet to a point on the Northeasterly margin of said Herron Drive; thence with the same in a Northwesterly direction with a 135.0 foot radius curve to the right a distance of 65.04 feet to a point; thence with the same with a 75.0 foot radius curve to the left a distance of 257.11 feet to the Point of Beginning and containing 5.52 acres more or less.

Being the same real property shown as Lot 9 and Lot 10 as recorded in Plat Book 4660, Page 169, of the Register's Office of Davidson County, Tennessee.

There is a twenty (20) foot public utility and drainage easement across Lot 10 to serve Lot 9.

TRACT NO. 3:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being proposed Lot 11 of Fair View Park (formerly Transpo Center) (Not recorded this Date), being more particularly described as follows:

BEGINNING at a point in the Northeasterly margin of Herron Drive (said street having a 60-foot right-of-way at this point) the common corner between the herein described tract and proposed Lot 12, Fair View Park, said point being located 415.22 feet North 53°50' West from the monument at the intersection of Interstate Boulevard and Herron Drive as recorded in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee; thence with the margin of Herron Drive North 53°50' West a distance of 146.48 feet to a point of curve; thence continuing with said margin Northwesterly and with a 399.82 foot radius curve right a distance of 129.1 feet to a point of curve; thence Northerly with a 135 foot radius curve right a distance of 25 feet to the common corner between the herein described tract and Lot 10, Section One, Fair View Park recorded at Book 4660, Page 169, R.O.D.C., Tennessee; thence leaving the margin of Herron Drive North 47°06'52" East a distance of 322.1 feet to the Southwesterly margin of the Louisville & Nashville Railroad Company; thence with the margin of Louisville & Nashville Railroad South 54°01' East a distance of 235.00 feet to a point; thence leaving the margin of Louisville & Nashville Railroad South 36°10' West a distance of 347.71 feet to the Point of Beginning and containing 2.106 acres, more or less.

Being part of the same real property conveyed to William J. Wilson, Jr., and Tommy G. Wilson, the deeds for which are recorded in Book 4492, Page 78, and Book 4331, Page 688, of the Register's Office for Davidson County, Tennessee.

TRACT NO. 4:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being proposed Lot 12, Fair View Park (formerly Transpo Center)(Not of Record of this Date), being more particularly described as follows:

BEGINNING at a concrete monument in the Northeasterly margin of Herron Drive (said street having a 60-foot right-of-way at this point), said monument being the common corner between the herein described tract and Lot 5, Section Three, Transpo Center (now Fair View Park) and being located 165.22 feet North 53°50' West from the right-of-way monument at the intersection of Interstate Boulevard South and Herron Drive as recorded in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee; thence continuing with the Northeasterly margin of Herron Drive North 53°50' West a distance of 250 feet to a point; thence leaving said margin North 36°10' East a distance of 347.71 feet to a point in the Southwesterly margin of the Louisville & Nashville Railroad Company; thence with the margin of Louisville & Nashville Railroad South 54°01' East a distance of 250 feet to a point; thence leaving the margin of said Louisville & Nashville Railroad South 36°10' West a distance of 348.51 feet to the Point of Beginning and containing 2.00 acres.

Being part of the same real property conveyed to William J. Wilson, Jr. and Tommy G. Wilson, the deeds for which are recorded in Book 4492, Page 78, and Book 4331, Page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the terms and conditions of that certain Deed of Trust from Grantors herein recorded in Deed Book _____, Page _____, R.O.D.C., Tennessee, securing an indebtedness of $35,000 to W. Lee Corbett and Wm. Don Young.

Grantors herein warrant that all taxes due on said property have been paid to and through the date of this instrument.

This conveyance is made subject to all easements and restrictions appearing of public record.

This is improved property, known as:

_____.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of Oct., 1975.

D23168

IDENTIF. REFERENCE

Nov 5 11 25 AM '75

FELIX A. MCSWAIN, REGISTER DAVIDSON COUNTY, TENN.

William J. Wilson, Jr.

Tommy G. Wilson

NOV-5 75 CONV $37500.00

NOV-5 75 S'TAX A* 97.50

NOV-5 75 PR'FEE A* .50

NOV-5 75 W'DEED A* 6.00 * 104.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Wilson, Jr., and Tommy G. Wilson, 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 _____, Tennessee, this 31st day of October, 1975.

Janelle Banks
Notary Public

BANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
July 2d, 1977

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ even exchange - at $37,500. This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank Cohrenka
Affiant for the Grantee

Sworn to and subscribed before me this 31st day of October, 1975.

Janelle Banks
Notary Public
My Commission Expires: July 2d, 1977

BANKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE