THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

D 2 6 9 3 3

BOOK 4976 PAGE 660

WARRANTY DEED

IDENTIF. REFERENCE

ADDRESS NEW OWNER
Marbut Glenn Gaston, Jr.,Trustee
3300 Hillsboro Road
Nashville, Tennessee - 37215

DEC 4 1 21 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEND TAX BILLS

		MAP & PARCEL	
Tract 1	First Federal Savings & Loan 236 Fourth Avenue, North Nashville, Tennessee - 37219	Map 133-1 Par 9 6DA-36382	
Tract 2	Collateral Investment Company 2233 Fourth Avenue, North Birmingham, Alabama 35203	Map 133-1 Par 4 6DA-36376	
Tract 3	Lovell & Malone, Inc. Parkway Towers Nashville, Tennessee - 37219	Map 133-1 Par 1 6DA-36372	Map 119-13 Par 26 6DA-36371
Tract 4	Marbut Glenn Gaston, Jr., Trustee 3300 Hillsboro Road Nashville, Tennessee - 37215	Map 119-13 Par 23 6DA-36367	
Tract 5	First Federal Savings & Loan 236 Fourth Avenue, North Nashville, Tennessee - 37219	Map 119-13 Par 14 6DA-36356	
Tract 6	First Federal Savings & Loan 236 Fourth Avenue, North Nashville, Tennessee - 37219	Map 119-13 Par 12 6DA-36353	

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RMB REALTY COMPANY, INC., A Tennessee Corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MARBUT GLENN GASTON, JR., TRUSTEE, with Full Power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary

hereinafter called the Grantee, his successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT 1

LAND in Davidson County, Tennessee, being Lots Nos. 39 and 40 on the Plan of an Addition and a Revision of the H. G. McNabb Subdivision, of record in Book 1130, page 79, Register's Office for said County as follows:

BEGINNING at a point on the westerly margin of Harlin Drive, at the corner of Lots Nos. 40 and 41; thence with the line between said lots, westerly 158.7 feet to a point; thence southerly 188.1 feet to the southwest corner of Lot No. 40; thence South 86° 15 min. East passing the corner of Lots Nos. 39 and 40 at 16.3 feet, a total distance of 207 feet to the corner of Lots Nos. 38 and 39; thence with the line between said lots, northerly 159.6 feet to the southerly margin of Drake Avenue; thence with the southerly margin of Drake and around a curve in a northerly and westerly direction, passing the corner of Lots Nos. 39 and 40 at 39.3 feet, a total distance of 78.6 feet to the westerly margin of Harlin Drive, being the point of beginning.

This is improved real property known as 3217 Harlin Drive,Nashville,

TRACT 2

LAND in Davidson County, Tennessee, being Lot No. 45 on the Map of an Addition to and Revision of Lots Nos. 93 to 97, inclusive of the H. G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

SAID Lot No. 45 fronts 75 feet on the west side of Harlin Drive and runs back between lines, 165.3 feet on the north line and 164 feet on the south line to a dead line on which it measures 75.01 feet.

This is improved real property known as 3207 Harlin Drive, Nashville, Tennessee - 37211

TRACT 3

LAND in Davidson County, Tennessee, being Lots Nos. 48 and 49 on the Map of H. G. McNabb's Subdivision, of record in Book 1130, page 79, Register's Office for said County, as follows:

SAID Lots Nos. 48 and 49 adjoin and front together 150 feet on the westerly side of Harlin Drive and run back between lines 170.7 feet on the northerly line of Lot No. 49 and 168 feet on the southerly line of Lot No. 48 to a dead line in the rear on which they measure 150.02 feet.

This is improved real property known as 3107 Harlin Drive, Nashville, Tennessee - 37211

TRACT 4

LAND in Davidson County, Tennessee, being Lot No. 52 on the Map of the Addition to a revision of Lots Nos. 93 to 97, inclusive in H. G. McNabb's Subdivision as of record in Book 1130, page 79, Register's Office for said County, as follows:

SAID Lot No. 52 fronts 75 feet on the westerly side of Harlin Drive and runs back 174.7 feet on the northerly line and 173.4 feet on the southerly line, to a dead line, measuring 75.01 feet thereon.

This is improved real property known as 3101 Harlin Drive, Nashville, Tennessee - 37211

TRACT 5

LAND in Davidson County, Tennessee, being Lot No. 61 on the Map of an addition to and revision of Lots No.s 93 to 97, inclusive, of the H. G. McNabb Subdivision of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 75 feet on the west side of Harlin Drive and runs back between lines 200.2 feet on the north line, 195.9 feet on the south line to a dead line on which it measures 75.12 feet.

This is improved real property known as 3013 Harlin Drive, Nashville, Tennessee - 37211

TRACT 6

LAND in Davidson County, Tennessee, being Lot No. 63 on the Map of an addition and revision of H. G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County, as follows:

DEC-4[illegible] CONV 46,670.17
DEC-4[illegible] S'TAX B* 121.42
DEC-4[illegible] PR'FEE B* .50
DEC-4[illegible] W'DEED -2- B* 6.00 * 127.92

SAID Lot No. 63 fronts 75 feet on the westerly side of Harlin Drive and runs back 208.8 feet on the northerly line and 204.5 feet on the southerly line to a dead line measuring 75.12 feet thereon.

This is improved real property known as 3009 Harlin Drive, Nashville, Tennessee - 37211

THE ABOVE 6 tracts being part of the same property conveyed to RMB Realty Company, Inc., a Tennessee Corporation, by deed from Ray Batts, et ux Mildred Batts, of record in Book 4736, page 423, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume and pay the unpaid balances of certain loans secured by deeds of trust, to wit:as to Tract 1, a deed of trust of record in Book 3839, page 639; as to Tract 2, a deed of trust of record in Book 2376, page 207; as to Tract No. 3, a deed of trust of record in Book 2522, page 603; as to Tract 4, a deed of trust of record in Book 3879, page 709; as to Tract No. 5,a deed of trust of record in Book 3837, page 829, as to Tract 6, a deed of trust of record in Book 2770, page 141, all in the Register's Office for Davidson County, Tennessee, and also that the escrow accounts in connection with the respective deeds of trust are hereby transferred to the said Grantee.

SUBJECT to 1975 taxes, which the Grantee agrees to pay.

SUBJECT to restrictive covenants of record in Book 1333, page 387, and the limitations that appear on the Plan of record in Book 1130, page 79, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; Grantor covenants with the said Grantee that it is lawfully seized and possessed of said lands in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors 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 my hand this 3rd day of December, 1975, the corporate party having caused its name to be signed by its duly authorized officer.

RMB REALTY COMPANY, INC.,
A Tennessee Corporation

By: _____
Ray Batts, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Betty G. Ehresman, a Notary Public of the State and County aforesaid, personally appeared Ray Batts, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the RMB Realty Company, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Nashville,this 3rd day of December, 1975.

Comm. Expires: 8-15-79

Betty G. Ehresman
Notary Public

BETTY G. EHRESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater,for this transfer is $46,670.17.

_____
Affiant

Subscribed and sworn to before me this 4th day of December, 1975.

Comm. Expires: 8-15-79

Betty G. Ehresman
Notary Public

BETTY G. EHRESMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.