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LAW OFFICES
THOMAS E. WATTS JR.
622 J.C. BRADFORD BLDG.
NASHVILLE, TN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sevier	John Sevier	
(NAME)	(NAME)	
RT. 4 498 DEVANS DR.	(SAME)	133- 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
BRENTWOOD, TN. 37027		133
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ten and 00/100----------

---------- *DOLLARS*

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

[illegible]	CONV	[illegible]		
[illegible]	CONV	51:610.1[illegible]		
[illegible]S'TAX			[illegible] 375.9[illegible]	
[illegible]PWFEE			[illegible] .50	
[illegible]	W'DEED		[illegible] 6.0[illegible]	* 382.46

I, John Sevier, President of Learning Tree, Inc., a Tennessee corporation, being authorized to do so *have bargained and sold, and by these presents do transfer and convey unto the said* John Sevier and his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 4 on the Plan of Welshwood Park, Section 5, as of record in Book 4470, Page 117, Register's Office, Davidson County, Tennessee.

Beginning at a concrete monument lying on the northerly margin of Welshwood Drive, said concrete monument further described as lying 236.70 feet from the return point at the intersection of Corning Drive and Welshwood Drive and also as lying on the easterly property line of Elysian Park as of record in Book 2331, Page 32, Register's Office, Davidson County, Tennessee; thence running with the said easterly property line of Elysian Park, north 3° 57' east a distance of 281.28 feet to a concrete monument, said concrete monument being further described as being the southwest corner of the Mary Hicks Proctor Property; thence leaving the said easterly property line of Elysian Park and running with the southerly line of the said Mary Hicks Proctor Property south 86° 15' 55" east a distance of 205.0 feet to a point, said point further described as lying north 86° 15' 55" west a distance of 84.08 feet from a concrete monument lying on the northerly property line of the Reserve Parcel "D" on the Plan of Welshwood Park as of record in Book 4300, Page 6, Register's Office, Davidson County, Tennessee; thence leaving the southerly line of the said Mary Hicks Proctor Property south 4° 24' 30" west a distance of 273.86 feet to a point lying on the northerly margin of Welshwood Drive; thence running with the said northerly margin of Welshwood Drive around a curve, having a radius of 419.75 feet, to the left a distance of 205 feet to the point of beginning, containing 1.26,more or less, acres.

Being the same property which was conveyed to Learning Tree, Inc., by deed from Jerry M. Turrentine, F. Compton Wallace, Joe D. Williams, and Hardin Conn, Jr., of record in Book 4558, Page 843, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 144,610.14

Subscribed and sworn to before me, this the 11th day of NOVEMBER 1975

Affiant

My commission expires: April 17, 1977

(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

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unimproved ( )
This is improved (XX) property, known as 416 Welshwood Drive, Nashville, Tennessee
(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 John Sevier and his *heirs and assigns, forever.*

And I *do covenant with the said* John Sevier *that* the corporation is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Learning Tree, Inc., *do/*es *further covenant and bind* its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* John Sevier and his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* NOVEMBER, *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.*

John Sevier, President
John Sevier

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.....

D 2374 FILED FOR REFERENCE 9 11 AM '75 REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Laura W. Edwards, a Notary Public of the State and County aforesaid, personally appeared John Sevier, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Learning Tree, Inc., the within named bargainor, a corporation, and that he as such President, 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 President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 11th day of NOVEMBER, 1975.

Laura W Edwards
Notary Public

Commission Expires April 27, 1977

LAURA W. EDWARDS NOTARY PUBLIC DAVIDSON COUNTY, TENN.