MAP. 72
PAR. 5 & 5.2
120A-51592
120A-51975

BOOK 4985 PAGE 780

Send tax bill to:
Sidney E. Knight
901 No. Hill Dr.
Nashville, TN. 37207

New owner: SAME.

This instrument prepared by:
R. C. Ray, Attorney at Law
P.O.Box 366
Gallatin, Tennessee

WARRANTY DEED

In consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the AMERICAN BUSINESS PROPERTY CORPORATION, a corporation organized and existing under the laws of the State of Tennessee, with its principal place of business in Sumner County, Tennessee, has bargained and sold and by these presents does bargain, sell, transfer and convey to SIDNEY E. KNIGHT AND WIFE, MILDRED C. Knight, as tenants by the entirety, their heirs and assigns, in fee simple forever, the following lots or parcels of land in the 12th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

LOT # 1. Both these lots are a portion of Tract "E" marked Roth for Future Developement", as shown on Section I ROTHWOOD, as of record in Book # 1424, Page 134 Registers Office, Davidson County, Tennessee.
This Lot BEGINS at a point where North Hill Drive and Ambrose Avenue (formerly Saunders Avenue) intersect, as widened and established by an instrument of record in Book 2740, Page 202, Registers Office, Davidson County, Tennessee; thence along the west margin or Ambrose Avenue, as widened and established, north 200 feet to a point in the line of a tract of land belonging to Jack Wheby Sr., Tr., thence in a westerly direction and with the line of Jack Wheby Sr., Trustee 175 feet to a point; Johnsons corner; thence in a southerly direction and with Johnson's east line 200 feet to the north margin of North Hill Drive; thence in a southerly direction and with the north margin of North Hill Drive 175 feet back to the beginning corner.

This lot fronts 200 feet on Ambrose Avenue and 175 feet on North Hill Drive.

LOT # 2: Beginning at a point in the north margin of North Hill Drive and the west margin of Ellingto Parkway ; thence with the west margin of Ellington Parkway in a northerly direction 200 feet to the line of Jack Wheby Sr. Trustee; thence in a westerly direction and with the south line of Jack Wheby Sr. Trustee, in a westerly direction 129 feet; ~~to the property of xxxxxxxxxxxxxxxxxx~~ thence in a southerly direction 200 feet to the north margin of North Hill Drive; thence in an easterly direction and with the north margin of said North Hill Drive 120.67 feet back to the beginning corner, containing about one-half acre, be the same more or less, and being all of the land owned on the west side of Ellington Parkway by the American Business Property Corp.

Both these parcels of land are a portion of the land conveyed to the American Business Property Corporation by George Roth and wife, Leona Roth on April 3, 1958, and this deed is recorded in Deed # 2743, Page 631, Registers Office Davidson County, Tennessee.

These lots are sold subject to the Zoning Ordinances of the City of Nashville and the County of Davidson.

TO HAVE AND TO HOLD these lots, together with the appurtenances, estate and title thereunto belong to Sidney E. Knight and wife, Mildred C. Knight, as tenants by the entirety their heirs and assigns, in fee simple, forever.

THE GRANTOR, COVENANTS that it is seized of said lots or parcels of land, in fee simple, has the right to sell and convey the same in fee simple, and that the same are unincumbered, except a first deed of trust on the same in favor of the First American National Bank, Nashville, Tennessee, with a remaining balance of approximately $18,000.00, which is assumed by the grantees, named herein. This deed of trust is of record in Book # 3837, Page 277, Registers Office, Davidson County, Tennessee.

The state, county and city taxes for the year 1975, are to be prorated.

GRANTOR further COVENANTS that it will warrant and defend the title to these lots against the lawful claims of all persons, whomsoever.

Possession to be given November 1, 1975.

IN TESTIMONY WHEREOF, the American Business Property Corporation has caused this deed to be signed in its corporate name by its President and attested by its secretary, on this October 29th, 1975.

X American Business Property Corporation
AMERICAN BUSINESS PROPERTY CORPORATION

Attest: Sidney E. Knight
Secretary

By: Carlotta S. Ray
Carlotta Ray, President

STATE OF FLORIDA
DUVAL COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named, Carlotta Ray, with who I am personally acquainted, and who, upon oath acknowledged herself to be the President of the American Business Property Corporation , the within named bargainor, a corporation, and that she as such President, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

Witness my hand and official seal of office at Atlantic Beach, Florida, this the 4th day of November, 1975.

Jane M. Morgan
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES Notary Public, State of Florida at Large
My commission expires Nov. 4, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Sidney E. Knight, with who I am personally acquainted, and who, upon oath acknowledged himself to be the Secretary of the American Business Property Corporation, the within named bargainor, a corporation, and that he as such Secretary, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by attesting this instrument by himself as Secretary.

Witness my hand andofficial seal of office at Nashville, Tennessee, this the 6th day of ~~November~~, 1975. January, 1976.

Mary Ensey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/25/76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $120,000.00

Sidney E. Knight
Affiant.

Subscribed and sworn to before me, this 6th day of January, 1976.

Mary Ensey
Notary Public.

My commission expires: 4/25/76

D 31025

IDENTIF. REFERENCE

JAN 6 3 07 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN-6[illegible]	CONV	90,000.00		
JAN-6[illegible]	CONV	30,000.00		
JAN-6[illegible]	S'TAX		B* 312.00	
JAN-6[illegible]	PR'FEE		B* .50	
JAN-6[illegible]	W'DEED		B* 6.00	* 318.50