BOOK 4987 PAGE 639

"THIS INSTRUMENT PREPARED BY [illegible] ATTORNEY, 21st FLOOR - [illegible] NASHVILLE, TENNESSEE 37238"

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| G & H Investment Company (NAME:) | Same (NAME:) | |
| 1420 Parkway Towers (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 120 |
| Nashville, Tennessee 37219 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 124 |

*For and in Consideration of the sum of* Ten and no/100 ($10.00)----------

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

and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Pronto Oil Corporation has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* G & H Investment Company, a Partnership, its successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING Lot No. 7 of the plan entitled "Resubdivision of Lots 7 and 8, The Oaks" as of record in Book 4885, page 61, Register's Office for said County, and being more particularly described as follows:

BEGINNING in the northerly right-of-way of Murfreesboro Road (U.S. Highway 70-S), said point being N 48° 49' W, 376.35 feet from the westerly return of Kermit Drive; thence with the northerly right-of-way of Murfreesboro Road, North 48° 49' West 169.55 feet to a point; thence North 41° 11' East 200.00 feet to a point; thence South 48° 49' E. 169.55 feet to a point; thence South 41° 11' West 200.00 feet to the point of beginning. Said lot contains 0.78 acres, more or less.

BEING the same property conveyed to Pronto Oil Corporation, by deed from Ervin M. Entrekin, Trustee, with full power, of record in Book 4937, page 407, 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 $ 235,000.00

Subscribed and sworn to before me, this the 19 day of December, 1975

Affiant

My commission expires: 7-12-78 (Affix Seal)

Notary Public

[illegible] NOTARY PUBLIC DAVIDSON COUNTY

This sale is subject to:

1. The Plan of record in Book 4885, page 61, said Register's Office, shows an Owner's Certificate, a 15 foot setback line from U.S. 70-S, easements on all four sides and a 20 foot utility easement traveling the property in an east and west direction, the centerline of which is approximately 40 feet north of Murfreesboro Road on the west lot line and 25 feet north on the east lot line.

2. Restrictive Covenants of record in Book 4937, page 407, Register's Office for Davidson County, Tennessee.

3. Easement for water mains and appurtenances conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4847, page 192, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1174 Murfreesboro Road, 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* Grantee, its successors, *heirs and assigns, forever.*

*And* Grantor does *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as specified herein.

*And* Grantor does *further covenant and bind* its successors, assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand this* 19th *day of* December, *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.*

PRONTO OIL CORPORATION

By: H. L. Parker PRESIDENT

BOOK 4987 PAGE 641

*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*.....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Robert Paige Thomas, *a Notary Public of the State and County aforesaid, personally appeared* H. P. Richardson, *with whom I am personally acquainted, and who, upon oath, acknowledged* him self *to be* President of the Pronto Oil Corporation, *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, Tennessee *this* 19th *day of* December, 19 75.

Robert P. Thomas
*Notary Public*

ROBERT PAIGE THOMAS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

*Commission Expires* 9-12-78

# WARRANTY DEED

FROM

TO

D 3 1 7 8 3

IDENTIFICATION REFERENCE

JAN 12 3 44 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JAN 12 76 | CONV | 90,000.00 | | |
| JAN 12 76 | CONV | 90,000.00 | | |
| JAN 12 76 | CONV | 55,000.00 | | |
| JAN 12 76 | S'TAX | | B* 611.00 | |
| JAN 12 76 | PR'FEE | | B* .50 | |
| JAN 12 76 | W'DEED | | B* 8.00 | * 619.50 |

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208