This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

James M. Fischer, Jr.

TO Walter T. Bates, Michael Haley, Arthur P. Schmitt, Jr. and R. E. Davis, Jr., as Tenants in Common, no right of survivorship

For draftsman's use

THIS INSTRUMENT PREPARED BY
AND MAIL TO
ENTREKIN, JOHNSON & KELLEY, ATTYS
TWENTY-SIXTH FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter T. Bates (NAME)	SAME (NAME)	95-13
1900 Elm Tree Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIFICATION REFERENCE

FEB 4 12 46 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$430,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 75

Notary Public

MY COMMISSION EXPIRES: 1-29-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D34736

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS and other good and valuable considerations cash in hand paid unto me by Walter T. Bates, as to an undivided 30% interest; Michael Haley, as to an undivided 30% interest; Arthur P. Schmitt, Jr., as to an undivided 30% interest; and R. E. Davis, Jr. as to an undivided 10% interest, as Tenants in Common, no right of survivorship, receipt whereof is hereby acknowledged, and for the additional consideration of their assumption and agreement to pay that certain Deed of Trust Note dated December 22, 1971, from James M. Fischer, Jr. and wife, Mary V. Fischer and Robert D. Short, Jr. and wife, Martha B. Short to Herschel Greer, Trustee for Guaranty Mortgage Company of Nashville, and to perform the obligations of said note and Deed of Trust of even date herewith of record in Book 4563, page 466, Register's Office for Davidson County, Tennessee and subsequently assigned to Shenandoah Life Insurance Company, Roanoke, Virginia of record in Book 4563, page 469, said Register's Office, in the original principal amount of $280,000.00,

I, James M. Fischer, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Walter T. Bates, as to an undivided 30% interest; Michael Haley, as to an undivided 30% interest; Arthur P. Schmitt, Jr., as to an undivided 30% interest and R. E. Davis, Jr. as to an undivided 10% interest, as Tenants in Common, no right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 9 and 9-A on the Plan of Metropolitan Industrial Park Resubdivision of Section 7, as of record in Book 3842, page 256, and re-recorded in Book 4470, page 155, Register's Office for said County, described as follows:

BEGINNING at the common corner of Lots Nos. 9-A and 17 in the northerly margin of Elm Tree Drive; thence with the margin of said Drive, westerly 239.20 feet to a point in the beginning of a curve; thence around said

curve, northwesterly 82.89 feet to a point in the easterly margin of Appleton Drive; thence with the margin of the same; northerly 257.88 feet to a point; thence leaving said Drive, easterly 300 feet to the common rear corner of Lots Nos. 9-A and 17; thence with the line between said lots, southerly 270 feet to the beginning.

Being the same property conveyed to James M. Fischer, Jr. by Quitclaim Deed of Robert D. Short, Jr. and James M. Fischer, Jr. of record in Book 4977, page 978, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: BOOK 4994 PAGE 71

Deed of Trust executed by James M. Fischer, Jr. and wife, Mary V. Fischer, and Robert D. Short, Jr. and wife, Martha B. Short, to Herschel Greer, Trustee of record in Book 4563, page 466, said Register's Office, to secure a note dated December 22, 1971, in the principal amount of $280,000.00, payable to Guaranty Mortgage Company of Nashville according to terms and conditions therein. The above debt was assigned to Shenandoah Life Insurance Company, Roanoke, Virginia of record in Book 4563, page 469, said Register's Office.

An assignment of rents and leases from James M. Fischer, Jr. and Robert D. Short, Jr. to Shenandoah Life Insurance Company, Roanoke, Virginia, recorded in Book 4600, page 644, said Register's Office, to further secure the indebtedness secured by Deed of Trust of record in Book 4563, page 466, said Register's Office.

Restrictions recorded February 27, 1968, in Book 4214, page 851, and made applicable to the land in question by instrument of record in Book 4240, page 985, said Register's Office.

Recorded plan shows an Owner's Certificate, a 50-foot setback line from Appleton Drive, a 30-foot setback line from Elm Tree Drive, a 25-foot easement for railroad and utilities along the northerly line of the lot, and an anchor easement 2-1/2 x 25 feet at the southeast corner of Lot No. 9-A, an anchor easement 5 x 20 feet at the common southerly corner of Lots Nos. 9 and 9-A, and an overhang easement across the southwesterly corner of Lot No. 9.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter T. Bates, as to an undivided 30% interest, Michael Haley, as to an undivided 30% interest; Arthur P. Schmitt, Jr. as to an undivided 30% interest; and R. E. Davis, Jr. as to an undivided 10% interest, as Tenants in Common, no right of survivorship, their heirs and assigns, forever.

And I do covenant with the said Walter T. Bates, Michael Haley, Arthur P. Schmitt, Jr. and R. E. Davis, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for 1975 taxes and as otherwise indicated herein.

MARY V. FISCHER, wife of James M. Fischer, Jr. joins in the execution of this Deed for the purpose of releasing and quitclaiming any and all rights which she may have in the property.

And I, James M. Fischer, Jr. do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Walter T. Bates, Michael Haley, Arthur P. Schmitt, Jr. and R. E. Davis, Jr., their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 9th day of December, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James M. Fischer, Jr.
JAMES M. FISCHER, JR.

Mary V. Fischer
MARY V. FISCHER

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES M. FISCHER, JR.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1975

John L. Nelly, Notary Public

JOHN L. NELLY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires August 8, 1977

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 MARY V. FISCHER

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this day of December, 19 75

Lois Greenwell, Notary Public

LOIS GREENWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission Expires 9/10/76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as CONV * ~~$~~ 130,000.00

FEB-4-76 S'TAX B* 1,118.00

Witness my hand and seal, at office in , this day of FEB-4-76 W'DEED 19 B* .50

FEB-4-76 PR FEE B* 6.00 * 1,124.50

, Notary Public.

Commission expires