Prepared By:

W. Lee Corbett
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

BOOK 5000 PAGE 21

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
W. J. Wilson, Jr.	Same.	105-6 251-255-256
P. O. Box 624		258-259-260-261
Franklin, Tenn. 37064		105-7 72

WARRANTY DEED

FOR AND IN CONSIDERATION of other good and valuable consideration and the even exchange of grantees' interest in other property in the Sixth Civil District of Davidson County, Tennessee, more particularly described in a warranty deed of even date herewith to be recorded concurrently with this instrument,

FRANK C. INGRAHAM and wife, FRANCES R. INGRAHAM,

as GRANTORS herein, have bargained and sold and by these presents do transfer and convey their undivided 16-2/3% interest in and to the within described real property unto

WILLIAM J. WILSON, JR. and TOMMY G. WILSON,

as GRANTEES herein, their heirs and assigns, being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1:

BEING Lot No. 63 on the Plan of Hagan and Merritt's Re-Subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, a plan of which Re-Subdivision is of record in Book 161, Page 49, Register's Office for said County. Said Lot No. 63 fronts 50 feet on the West side of Hagan Street and extends back westwardly between parallel lines 150 feet to an alley.

TRACT NO. 2:

BEING Lot No. 62 and the Southerly one-half (25 feet) of Lot No. 61 on the Plan of Hagan and Merritt's Re-Subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, as of record in Book 161, Page 49, Register's Office for said County.

Said Lot No. 62 and the Southerly one-half of Lot No. 61 front together 75 feet on the Westerly side of Hagan Street and run back between parallel lines 150 feet to an alley.

TRACT NO. 3:

BEING the Northerly one-half (25) feet of Lot No. 61 on the Plan of Hagan and Merritt's Re-Subdivision of Blocks I, J, K, L, M, N, and O of the Merritt Lands, as of record in Book 161, Page 49, Register's Office for said County.

Said Northerly one-half of Lot No. 61 fronts 25 feet on the Westerly side of Hagan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 4:

BEING Lot No. 60 on the Plan of Merritt and Hagan's Subdivision of certain lots of the Merritt Lands, as of record in Book 57, Page 76, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the Westerly side of Hagan Street and runs back between parallel lines 150 feet to an alley.

TRACT NO. 5:

BEING the Southerly 20 feet of Lot No. 59 on the Map of Hagan and Merritt as of record in Book 161, Page 49, Register's Office for said County.

Said part of Lot No. 59 fronts 20 feet on the Westerly side of Hagan Street and extends back between parallel lines 150 feet to an alley.

TRACT NO. 6:

BEING the Northerly 30 feet of Lot No. 59 on the Plan of Hagan and Merritt as of record in Book 161, Page 49, Register's Office for said County.

Said part of said Lot No. 59 fronts 30 feet on the Westerly side of Hagan Street and extends back between parallel lines 150 feet to an alley.

TRACT NO. 7:

BEING Block "O" on the Plan of Hagan and Merritt Subdivision of Blocks I, J, K, L, M, N, and O of Merritt Lands as of record in Book N, Pages 239, 240, 241, and 242, County Court for said County, and in Book 57, Page 76, Register's Office for said County, described as follows:

BEGINNING on the Northerly margin of Merritt Avenue at the Southwest corner of Block O and the Eastern boundary line of the right-of-way of the L & N Railroad; thence with the North line of Merritt Avenue, Easterly 240 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northerly 605 feet, more or less, to the right-of-way of said railroad; thence Southwesterly with the Eastern boundary of said right-of-way, 650 feet, more or less, to the beginning, containing 1.5 acres more or less.

Included in the above description, but excluded therefrom is the following tract or parcel of land, described as follows:

BEGINNING at a point on the Westerly line or margin of an alley, said point being 339 feet North of the Southeast corner of Block "O" on the Plan of Hagan and Merritt's Subdivision of Blocks I, J, K, L, M, N, and O of Merritt Lands of record in Book N, Pages 239, 240, 241 and 242 County Court and of record in Book 57, Page 76, Register's Office for said County, (said point also cutting the continuation of the Southerly line of Lot No. 58 in said Plan); thence Northerly along the Westerly margin of said alley, 275 feet, more or less, to a point in the Easterly margin of the Louisville and Nashville Railway right-of-way, said point being at the intersection of said margins or lines; thence Southerly along the Easterly margin of said right-of-way 300 feet, more or less, to a point that would cut the continuation of the Southerly line of Lot No. 58 in said Plan; thence Easterly parallel with the Southerly margin of Block O, 95 feet, more or less, to the Westerly margin of said alley.

TRACT NO. 8:

BEING Lots Nos. 1, 2, and 3 of Block 11 on the Plan of a subdivision of Blocks Nos. 4, 12 and part of Block No. 11 of the Hamilton Land, as of record in Plan Book 2, Page 150, Chancery Court at Nashville.

Said Lots Nos. 1, 2, and 3 front together 150 feet on the Northerly side of Hamilton Street and run back between parallel lines, with the Westerly margin of Hagan Street 167-1/2 feet to the Southerly margin of the right-of-way of a 15-foot alley, presently unopened, appearing on said plan.

TRACT NO. 9:

BEING the Westerly part of Block No. 11 on the Map of Hamilton's Subdivision as of record in Minute Book 1, Page 97, of the County Court for said County, and Lots Nos. 4, 5, and 6 of Block 11 on the Plan of a Subdivision of Blocks 4, 12 and part of Block 11 of the Hamilton Land, as of record in Plan Book 2, Page 150, Chancery Court at Nashville.

Said part of Block No. 11 is described as follows:

Tract No. 9, continued:

BEGINNING at a point on the Northerly margin of Hamilton Street 296-1/2 feet Westerly from the Northwest corner of said Hamilton Street and Hagan Street, said point being the Southwest corner of Lot No. 6 of Block 11; thence with the Western boundary line of said Lot No. 6 Northwardly 167-1/2 feet to a point on the Southerly margin of an alley, said point being the Northwest corner of said Lot No. 6; thence with the Southerly margin of said alley, Westwardly 156 feet to the Easterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with the Easterly margin of said Railroad Southwardly to the Northerly margin of said Hamilton Street; thence with the Northerly margin of said Hamilton Street Eastwardly 172.5 feet to the beginning.

Said Lots Nos. 4, 5, and 6 front together 146-1/2 feet on the Northerly side of Hamilton Street and run back between parallel lines 167-1/2 feet to the Southerly margin of the right-of-way of a 15-foot alley, presently unopened, appearing on said Plan.

TRACT NO. 10:

BEING the Southerly 15 feet of an alley adjoining the Westerly part of Block 11 and adjoining Lots Nos. 4, 5 and 6 of Block 11, on the Plan of a subdivision of Blocks Nos. 4, 12 and part of Block 11 of the Hamilton Land, as of record in Plan Book 2, Page 150, of the Chancery Court at Nashville, more particularly described as follows:

BEGINNING at a point in the Southerly margin of said alley, 150 feet West of the Westerly margin of Hagan Street, being the Northeast corner of said Lot No. 4 and running thence with the Southerly margin of said alley, North 87° West 302.5 feet to a point in the Easterly margin of the right-of-way of the L & N Railroad Co.; thence in a Northerly direction with the East margin of said right-of-way 15 feet to a point; thence South 87° East parallel with the the Southerly margin of said alley 302.5 feet to a point; and thence in a Southerly direction 15 feet, more or less, to the beginning.

TRACT NO. 11:

BEING Lot No. 10 on the Plan of the subdivision of the Mary O. Hamilton Estate as of record in Minute Book 1, Page 97, County Court for said County.

Said Lot No. 10 fronts 172-1/2 feet on the Westerly side of Hagan Street and extends back 414-1/2 feet on the Northerly line with the Southerly margin of Merritt Avenue, and 452 feet on the Southerly line with the Northerly margin of an alley to the right-of-way of the Nashville & Decatur Railroad.

All of the above property being the same real property conveyed to William J. Wilson, Jr. and Tommy G. Wilson by deed from Elk Valley Freight Lines, Inc., of record in Book 4252, Page 83, Register's Office for Davidson County, Tennessee, and to Grantors herein as recorded in Book 4754, Page 335, R.O.D.C.

TRACT NO. 12:

BEING Lot No. 45 and the Southerly three (3) feet of Lot No. 46 on the Plan of Mrs. C. H. Haggan and A. G. Merritt's re-subdivision of Blocks I, J, K, L, M, and N of the Merritt Lands, of record in Book 161, Page 49, Register's Office for said County.

Said Lot No. 45 and the Southerly part of Lot No. 46 front together 53 feet on the Easterly side of Hagan Street and run back between parallel lines 164 feet to an alley.

Tract 12 is the same real property conveyed to W. J. Wilson, Jr. and Tommy G. Wilson by deed from Burrell J. Prince et ux, of record in Book 4616, Page 991, Register's Office for Davidson County, Tennessee, and to Grantors herein as recorded in Book 4754, Page 335, R.O.D.C.

This conveyance is made subject to:

(a) An easement to construct, operate and maintain a public brick trunk sewer known as the Merritt Avenue sewer across premises granted City of Nashville by A. M. Hagan, Executor, etc., of record in Book 619, Page 486, Register's Office for Davidson County, Tennessee. This applies to Tracts 8, 9, 10 and 11 hereinabove described.

(b) A Lease Agreement naming Pulaski Highway Express as lessee dated January 2, 1974, expiring January 2, 1977, and describing Tracts 8, 9, and the joint use of Tract 10 as hereinabove described, as leased premises.

(c) Lease Agreement naming Elk Valley Freight Line, Inc. as lessee beginning January 1, 1975, and expiring December 31, 1984, describing Tracts 1 and 2, hereinabove described, as the leased premises.

(d) All easements and restrictions appearing of public record.

(e) The terms and conditions contained in that certain Deed of Trust recorded in Deed Book 4253, Page 585, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tracts or parcels of land, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their heirs and assigns forever.

The GRANTORS covenant that they are lawfully seized and possessed of said 16-2/3% interest to said real estate in fee simple, have a good right to convey such interest, and that the same is unencumbered. They do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31 day of October, 1975.

Frank C. Ingraham

Frances R. Ingraham

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TAX REFERENCE
10 45 AM '76
FEB 75
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Frank C. Ingraham and Frances R. Ingraham, the within named bargainors, wite whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of October, 1975.

Jeanette S. Banks
Notary Public

My Commission Expires:

July 24, 1977

JEANETTE S. BANKS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ even exchange.

William J. Wilson, Jr.
Affiant for Grantees

Sworn to and subscribed
before me this 31st
day of October,
1975.

Jeanette D. Banks
Notary Public

My Commission Expires:
July 24, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 76.

Deputy Register

2-26-76 C.O. 38,000.60
S.T. 98.80
P.F. .50
W.D. 10.00 109-30