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This instrument was prepared by
Bass, Berry & Sims, Attorneys
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Warner Bass	Same	157 panel 3
(NAME:)	(NAME:)	
1720 Chickering Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-THREE THOUSAND ----------
----------($33,000.00)---------*DOLLARS*
cash in hand paid by E. Warner Bass and wife, Margaret Gregory Bass, to Wesley H. Dyer and wife, Margaret W. Dyer, and other good and valuable considerations, including the assumption of the indebtedness secured by an installment deed from Charles C. Martin and wife to Wesley H. Dyer and wife in Book 4803, page 296, Register's Office for Davidson County, Tennessee, which by the acceptance of this deed Grantees expressly assume,

we, Wesley H. Dyer and wife, Margaret W. Dyer,
have bargained and sold, and by these presents do transfer and convey unto the said E. Warner Bass and wife, Margaret Gregory Bass, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in the 7th Civil District of Davidson County, Tennessee, being described according to a survey by Kohl-Coode & Associates dated March 26, 1974, as follows:

BEGINNING at a point in the center of Chickering Road, said point being 2,470 feet north from the intersection of Old Hickory Blvd. & Chickering Road; thence with the centerline of Chickering Road with a curve to the right which has a radius of 1,879.86 feet north 7° 28' east 134.30 feet and north 14° 28' east 202.95 feet to a point; thence south 86° 50' east 894.47 feet to a point in the westerly margin of the Williams property as of record in Book 3961, page 747, Register's Office for Davidson County, thence with Williams west line south 3° 15' west 321.35 feet to a point in the northerly margin of the Dyer Property as of record in Book 3281, page 381, Register's Office for Davidson County; thence along Dyer north line north 87° 33' west 943.91 feet to the center of Chickering Road, said point being the point of beginning.

BEING the same property conveyed to Wesley H. Dyer and wife, Margaret W. Dyer, by installment deed from Charles C. Martin and wife, of record in Book 4803, page 296, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 1st day of March, 1976

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

TRACT II:

BEING a 0.13, more or less, acre tract of land lying in the 34th Councilmanic District of Davidson County, Tennessee, and located adjacent to and immediately south of Tract I hereinabove described; said tract of land further described as being a portion of the Wesley H. Dyer Property as of record in Book 3281, page 381, said Register's Office.

BEGINNING at a point lying on the easterly margin of Chickering Road, said point further described as being the northwest corner of the Wesley H. Dyer Property as of record in Book 3281, page 381, Register's Office Davidson County, Tennessee; thence leaving the said margin of Chickering Road and running with the northerly property line of the said Wesley H. Dyer Property south 87° 33' east a distance of 913.79 feet to a point; thence leaving the said northerly line of Wesley H. Dyer south 3° 12' 12" west a distance of 6.0 feet to a point; thence north 87° 33' west a distance of 914.24 feet to a point lying on the said easterly margin of Chickering Road; thence running with saidmargin north 7° 28' east a distance of 6.02 feet to the point of beginning, containing 0.13, more or less, acres.

BEING a part of the property conveyed to Wesley H. Dyer and wife, Margaret W. Dyer, by deed from Eula Jane Northern Crawford, of record in Book 3281, page 381, said Register's Office.

It is the intention of the Grantors by this deed to convey the property heretofore conveyed to them by installment deed from Charles C. Martin and wife, of record in Book 4803, page 296, said Register's Office, together with that additional portion of their real property which is subject to and encumbered by the easement for a road to serve the adjoining property owned by Grantees herein, the location of which easement was settled by Decree of the Chancery Court of record in Book 3962, page 672, said Register's Office.

Grantors, as the present owners of both tracts of real property described in Indenture of record in Book 3313, page 130, said Register's Office (being successors in interest to Charles C. Martin and wife who were the parties to such Indenture), do hereby forever release and renounce such Indenture as an encumbrance on said tracts of real property, it being their intention that such Indenture shall henceforth be void and of no further force and effect and no further encumbrance on the real property described therein.

unimproved (X)
This is improved ( ) property, known as ..... (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 E. Warner Bass and wife, Margaret Gregory Bass, their *heirs and assigns, forever.*

And We *do covenant with the said* E. Warner Bass and wife, Margaret Gregory Bass *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 taxes which have been prorated and assumed by Grantees, and the lien of said Installment Deed of record in Book 4803, page 296, said Register's Office.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. Warner Bass and wife Margaret Gregory Bass, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* March, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WESLEY H. DYER

MARGARET W. DYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Wesley H. Dyer and wife, Margaret W. Dyer,

*the bargainor*s*, with 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* 1st *day of* March *, 1976.*

George W. Pickard *, Notary Public.*

Commission Expires 12/5/79

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 .....

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.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission Expires .....

WARRANTY DEED

FROM

WESLEY H. DYER, et ux

TO

E. WARNER BASS, et ux

D 3972.3

IDENTIFICATION REFERENCE

MAR 11 12 16 PM '76

FELIX E. TODD
DAVIDSON COUNTY, TENN.
REGISTER

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MAR 11 76 COMP
MAR 11 76 STAX 65.000.00
MAR 11 76 PRFEE B* 169.00
MAR 11 76 B* 50
B* 8.00
MDEED * 17750

GEO. I. WADDLY & SON, INC.
204 Stahlman Building
Nashville, Tennessee 37201

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