THIS INSTRUMENT WAS PRPEARED BY M. NORRIS JENKINS, ATTORNEY AT LAW,
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

WARRANTY DEED

Mail 5007 PAGE 228

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugh Young, et ux (NAME:)	Same (NAME:)	39
Farmer's Market (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26.5 pt
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00)

DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

MAR 19 76 CONV *7,000.00
MAR 19 76 S'TAX B* 18.20
MAR 19 76 PR'FEE B* .50
MAR 19 76 W'DEED B* 6.00 * 24.70

We, Edward Clive Anderson, Jr. and wife, Mary J. Anderson

have bargained and sold, and by these presents do transfer and convey unto the said Hugh Young and wife, Virginia Young

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Alley & Brown, Engineers, dated April 4, 1969, as described as follows:

TRACT I: Beginning at a point in the northerly margin of a 50 foot easement; said easement being recorded in Book 4276, page 581, R.O.D.C., and said point being a common corner in the most easterly margin of the Clive Anderson, Sr., et al property; thence South 66°15' West 51.0 feet along the northerly margin of said easement to a point; thence north 31°30' West, 460.98 feet to a point; thence North 84°05' West, 60.0 feet to a point on a curve having a radius of 1217.0 feet; thence along said curve to the right, a distance of 1368.92 feet to a point; thence North 85°05' West, 185.0 feet to a point; thence North 4°55' East 50.0 feet to a point; thence South 86°05' East, 50.0 feet to a point, said point being a common corner of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 85°05' East, 984.78 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence North 78°55' East, 344.20 feet to a point, said point being on the common margin of the John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 84°05' East, 202.16 feet to a point; said point being on the common margin of John B. Aita, et ux and Clive Anderson, Sr., et al properties; thence South 31°30' East, 488.88 feet to the point of beginning containing 6.097 acres more or less.

(description continued on back)

GRANTOR'S DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,000.00

Subscribed and sworn to before me, this the 16th day of March, 1976

Affiant

My commission expires: 5/18/78 (Affix Seal)

Notary Public

TRACT II: Beginning at a point in the northwest corner of the John B. Aita and wife property, said point being a common corner with the most northeasterly corner of the Clive Anderson, Sr., et al property; thence South 3°55' West, 2249.94 feet along a common line between the JOhn B. Aita, et ux property and the Clive Anderson, Sr., et al property to a point, said point being inthe southwest corner of the John B. Aita, et ux property; thence North 86°05' West, 511.50 feet to a point, said point being on the westerly margin of the Clive Anderson, Sr., et al property; thence North 3°55' East, 2249.94 feet along the westerly margin of the Clive Anderson, Sr., et al property to a point, said point being in the northwest corner of the herein described tract of land; thence South 86°05' East, 511.50 feet to the point of beginning, said tract containing 26.42 acres more or less.

The grantors hereby grant unto the grantees, its successors and assigns, the right of egress and ingress over a portion of a private road owned by said grantors, described as follows: Being a 50 foot easement for purposes of ingress and egress, said easement having previously been recorded in book 4276, page 581, R.O.D.C.: Beginning at a point in the westerly margin of Eaton's Creek Road, said point being South 6°30' East, 84 feet as measured along the westerly margin of Eaton's Creek Road from the northeasterly corner of property conveyed to Olive E. Conchin by deed from J.C. Carrington, et ux as recorded in Book 4243, page 691, r.O.D.C.; thence South 58°30' West, 645.0 feet to a point; thence North 85°00' West, 345.0 feet to a point; thence South 66°15' West, 38.0 feet to a point; thence North 31°30' West, 54.0 feet to a point; thence North 66°15' East, 51.0 feet to a point, said point being a common corner on the most easterly margin of the Clive Anderson, Sr., et al property; thence South 85°00' East, 351.10 feet to a point; thence North 58°30' East, 640.4 feet to a point on the westerly margin of Eaton's Creek Road;thence South 6°30' East, 55.0 feet along said margin to the point of beginning. Said right shall run with the land and be binding on all present and future owners.

Being the same property conveyed to Edward Clive Anderson, Jr. and wife, Mary J. Anderson by deed from Mid-Continent Television Corporation, a Missouri Corporation of record in Book 4845, page 421, Register's Office for Davidson County,TN.

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 Hugh Young and wife, Virginia Young *heirs and assigns, forever.*

And We *do covenant with the said* Hugh Young and Virginia Young *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.*

And we, Edward Clive Anderson, Jr. and Mary J. Anderson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hugh Young and Virginia Young, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 16th *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.*

Edward Clive Anderson, Jr.

Mary J. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5007 PAGE 230

Personally appeared before me, Betty Faye Hunt, *a Notary Public in and for said County and State, the within named* Edward Clive Anderson, Jr. and Mary J. Anderson

*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* 16th *day of* March, *19* 76.

Betty Faye Hunt, *Notary Public.*

Commission Expires 5/8/78.

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

IDENTIFICATION REFERENCE
FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAR 19 11 55 AM '76
REGISTER

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.....

D 4 0 9 6 6