BOOK 5011 PAGE 233

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June Pate Waynick	Same	Map 106-3
(NAME) 1317 Elm Hill Pike	(NAME) 6522 Currywood Drive	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37205	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charco, a partnership presently composed of Austin L. Luckett and Roy Winn Luckett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO June Pate Waynick

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the Third, formerly the Fifteenth Civil District of Davidson County, Tennessee, being a part of the Dower Tract of the Edward Trabue Lands, a plan of which is of record in Minute Book 1, Pages 190 and 191, of the United States Circuit Court at Nashville, described as follows:

Beginning on the southerly margin of the Stones River or Elm Hill Pike at the northeast corner of the Ed Battle lot, being 31.59 poles north 83 1/4 deg. east from Arthur Kelly's property; thence south 5 1/2 deg. east 301 feet, more or less, to the northerly margin of the right-of-way of the Tennessee Pacific Railroad; thence easterly with same, 60 feet; thence north 5 1/2 deg. west 295 feet, more or less to the southerly margin of said Pike; thence, with same, south 83 1/4 deg. west 60 feet to the beginning.

Being the same property conveyed to CHARCO, a partnership then composed of Joseph A. Hicks, Austin L. Luckett, Charles W. Richey and Roy Winn Luckett, but presently composed of Austin L. Luckett and Roy Winn Luckett by deed from John C. Jenkins, Jr. and Joe M. Rogers, of record in Book 4742, Page 39, Register's Office for Davidson County, Tennessee.

Grantee expressly assumes and agrees to pay the remaining balance owing on a certain deed of trust dated May 4, 1972, in the original principal sum of $50,000.00 of record in Book 4599, Page 941, Register's Office for Davidson County, Tenenssee.

This conveyance is subject to such liens or encumbrances which appear of record.

unimproved ( )
This is improved (X) property, known as 1317 Elm Hill Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand this 31st day of March, 1976

Roy Winn Luckett, Managing Partner

STATE OF _____)

COUNTY OF _____)

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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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Jimmy S. Carman, a Notary Public within and for the State and County aforesaid, personally appeared Roy Winn Luckett, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~ acknowledged (himself, ~~themselves~~) to be the Managing Partner ~~respectively of the~~ CHARCO a partnership, the within named bargainor, a ~~corporation~~, and that (he, ~~they~~) as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said _____ as such Managing Partner. ~~as such~~

WITNESS my hand and official seal at office at _____ on this 31 day of March, 1976

My Commission Expires: Feb. 11, 1980

Jimmy S. Carman
Notary Public

JIMMY S. CARMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CHARCO, a partnership

TO
June Pate Waynick

D 42804

IDENTIF. REFERENCE

APR 1 2 09 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

F Tax Book 6

APR-1 76	CONV	80,000.00			
APR-1 76	S'TAX		B*	208.00	
APR-1 76	PR'FEE		B*	.50	
APR-1 76	W'DEED		B*	4.00	* 212.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 80,000.00

Roy Winn Luckett, Managing Partner

Subscribed and sworn to before me this 31 day of March, 1976

My Commission Expires: Feb. 11, 1980

Jimmy S. Carman
Notary Public

JIMMY S. CARMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.