Franklin Builders Supply Company, Inc.
(NAME)
612 10th Avenue, North
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tenn. 37203
(CITY) (STATE) (P. O. ZIP)

SAME
(NAME)
(STREET ADDRESS)
BOOK 5016 PAGE 827
(CITY) (STATE) (ZIP)

102
55

(FOR REGISTER'S USE)

D45354

IDENTIFICATION REFERENCE

APR 20 10 37 AM '76

FEE ... REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 65,000.00 — Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, 1976

Notary Public

MY COMMISSION EXPIRES: 7/25/77

(AFFIX SEAL)

NOTARY PUBLIC * DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
AND MAIL TO
A. HA... ...ON, JR., ATTY.
... FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

For and in consideration of the sum of Sixty-Five Thousand ($65,000) Dollars, cash in hand paid by Franklin Builders Supply Company, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged; we, John T. Crain and Third National Bank in Nashville (a national banking association with its main office in Nashville, Tennessee), as executors and trustees under the Will of John E. Crain, deceased, of record in Will Book 89, page 69, in the Office of the Clerk of the Probate Court for Davidson County, Tennessee, and J. T. Crain (one and the same person as John T. Crain), individually, and wife, Helen Crain, have bargained and sold, and by these presents do transfer and convey unto the said Franklin Builders Supply Company, Inc., its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Resubdivision of Charlotte Square, Section I, as shown on plat of record in Book 4470, page 134, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, said point being the easterly corner of Lot 1 of the Resubdivision of Charlotte Square, Section I, of record as aforesaid; thence with the southeasterly margin of said Lot 1, south 41° 48' west 160.0 feet to a point; thence along the southerly or southwesterly line of said Lot 1 north 56° 39' 48" west 49.98 feet to a point; thence north 62° 50' west 97.43 feet to a point on the easterly line of the Mary C. Gainer Life Estate, in Book 736, page 550, said Register's Office for Davidson County, Tennessee; thence along said line south 41° 48' west 161.12 feet to an existing 1-1/2" iron pipe; thence south 50° 11' east 293.82 feet to a point; thence northeasterly in a curve to the right, with an angle of 09° 53' radius of 2040.00 feet, tangent of 176.68 feet, 352.49 feet to a point in the southerly margin of Old Hickory Boulevard; thence with said margin 159.92 feet to the point of beginning.

Being a part of the property conveyed to J. E. Crain (one and the same person as John E. Crain), and J. T. Crain by Installment Deed, dated November 12, 1965, from Edward A. Marshall and wife, Margaret V. Marshall, of record in Book 3959, page 80, said Register's Office. John E. Crain has since died and his interest in said property became vested in said John T. Crain and said Third National Bank in Nashville, as executors and trustees under his Will of record in Will Book 89, page 69, in the Office of the Clerk of the Probate Court of Davidson County, Tennessee.

There is also conveyed to said Franklin Builders Supply Company, Inc., its successors and assigns, its and their customers and/or invitees, a non-exclusive easement for ingress and egress to the above described property from Charlotte Square Shopping Center and from Old Hickory Boulevard over and upon a certain access road (40 feet, more or less, in width with 25 feet, more or less, being paved), which runs from Old Hickory Boulevard to Charlotte Square Shopping Center, and which adjoins the above described property on its southeasterly boundary; provided, however, there is excluded from this right of ingress and egress all trucks with a load capacity in excess of one ton.

This is unimproved property, known as Clees Ferry Pike or Old Hickory Boulevard, Nashville, Tennessee.

To have and to hold the said tract or parcel of land and easement, with the appurtenances, estate, title and interest thereto belonging to the said Franklin Builders Supply Company, Inc., its successors and assigns, forever.

Grantors do covenant with the said Franklin Builders Supply Company, Inc. that they are lawfully seized and possessed of said land and easement in fee simple, have a good right to convey same, and the same are unencumbered, except for a 5-foot sanitary sewer easement across the front portion of said property as shown on said plan of record in Book 4470, page 134, and in Book 3836, page 675; License Agreement of record in Book 4429, page 289, as amended by amendment of record in Book ____, page ___; restrictions recorded in Book 4429, page 289, and in Book 4571, page 108; Owner's Certificate, 15-foot setback line from Old Hickory Boulevard, 10-foot public utility easement along westerly line, and 16.5 foot access easement along said westerly line as shown on said plan of record in Book 4470, page 134; and said easement is conveyed subject to the lien of a Deed of Trust of record in Book 4659, page 274; all recording references being to the Register's Office for Davidson County, Tennessee, and 1976 taxes which have been prorated and assumed.

Grantors do further covenant and bind themselves, their successors, assigns, heirs and representatives, to warrant and forever defend the title to said land and easement to said Franklin Builders Supply Company, Inc., its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, John T. Crain has executed this ~~deed~~ instrument, both individually and as executor and trustee under the Will of John E. Crain, deceased, Helen Crain has executed this instrument, and Third National Bank in Nashville has caused this instrument to be executed in its name as executor and trustee under the Will of John E. Crain, deceased, by its duly authorized officers, on this 14 day of April, 1976.

John T. Crain
John T. Crain (one and the same person as J. T. Crain), Individually and as Executor and Trustee under the Will of John E. Crain, Deceased

Helen Crain
Helen Crain

THIRD NATIONAL BANK IN NASHVILLE, as Executor and Trustee under Will of John E. Crain, Deceased

By Richard Gammel
TRUST OFFICER

Attest: Richard Dalton Jr
TRUST OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Winfred J. Evans, a Notary Public in and for said County and State, John T. Crain and Helen Crain, the within named bargainors, 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 14 day of April, 1976.

Winifred A. Reyan
Notary Public

My commission expires:

My Commission Expires July 25, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen Whitfield, a Notary Public within and for the State and County aforesaid, personally appeared Richard Hammer and Ernest Stephens Jr., with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trust Officer and Trust Officer of Third National Bank in Nashville, the within named bargainor, a corporation, and that they as such Trust Officer and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Trust Officer and Trust Officer.

Witness my hand and official seal at office at Nashville, Tennessee, this 14 day of April, 1976.

Helen Whitfield
Notary Public

My commission expires:
Nov. 10, 1977

APR20 76 CONV 65,000.00
APR20 76 S'TAX B* 169.00
APR20 76 PR'FEE B* .50
APR20 76 W'DEED B* 6.00 * 175.50