This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5017 PAGE 297

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Driver Investments, | | m - 43-10 |
| a partnership<br>333 GALLATIN RD. | (NAME)<br>SAME | P- 70 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>MADISON, TN. 37115 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of - - - - - - - - $10.00 - - - - - - - - - - - -
TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - Dollars,

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

We, John W. Riadon III and William C. Powell, Sr., DBA Riadon & Powell, a partnership, the grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Driver Investments, a partnership, the grantees,

their XXXX (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 11th Civil District of Davidson County, described according to a survey by Turner Engineers, dated April 18, 1968, as follows: BEGINNING at an iron pin in the northerly margin of DuPont Avenue at the common corner of property conveyed to the Nashville Housing Authority by deed of record in Book 4414, page 364, and the herein described tract; thence leaving said Avenue with the line between said tracts N. 4° 48' East 480.67 feet to a point in the southerly line of the L. & H. Development Company property; thence with said Company's line South 87° 51' East 309 feet to an iron pin; thence, South 46° 42' East 50.03 feet to an iron pin; thence South 1° 59' West 300.00 feet to an iron pin; thence South 16° 33' East 79.11 feet to an iron pin; thence South 4° 48' West 92.00 feet to an iron pin in the Northerly margin of DuPont Avenue; thence with said Avenue North 85° 12' West, 419 feet to the point of beginning containing 4.4 acres, more or less.

BEING the same property conveyed to Riadon & Powell Enterprises, a partnership by deed from Turnkey of Nashville, Inc., of record in Book 4903, page 440, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 53,500.00

Subscribed and sworn to before me, this the 14 day of APRIL - 1976

Affiant Homer E. Chance

My commission expires: NOV-6-76 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees,

their XXXXX (successors),

heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, and their

(XXXXX) heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14 day of APRIL -, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William C. Powell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, a Notary Public in and *for said County and State,* John W. Riadon, III and William C. Powell, Sr., DBA Riadon & Powell, a partnership,

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, Tennessee *this* 14 *day of* APRIL, *19*76. Homer E. Cheek, Notary Public

*Commission expires* NOV-6-76

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* .....

| | | | | | |
|---|---|---|---|---|---|
| APR 21 76 | CONV | 53,500.00 | | | |
| APR 21 76 | S'TAX | | B* | 139.10 | |
| APR 21 76 | PR'FEE | | B* | .50 | |
| APR 21 76 | W'DEED | | B* | 4.00 | * 143.60 |

**WARRANTY DEED**

FROM
John W. Riadon, III and
William C. Powell, Sr., DBA
Riadon & Powell, a partnership
TO
Driver Investments, a partnership

D 45585

IDENTIF. REFERENCE

APR 21 9 39 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
REBEL REALTY CO.
608 GALLATIN RD.
MADISON, TN. 37115

Compliments of
**Madison Title Company**
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS