PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25000.00

Anita Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: 1/2 1979

(AFFIX SEAL)

BOOK 5027 PAGE 546

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Typecraft Company (NAME)	Same business (NAME) address	
Campbell Road (STREET ADDRESS OR ROUTE NUMBER)	405 53rd Ave. N. (STREET ADDRESS)	33-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	123 PID

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, F. W. Primrose, Jr. andwife, Faye Huff Primrose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Typecraft Company, a partnership composed of James Larry Parris, Philip McAlister and Russell Jacobson

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:

LAND in Davidson County, Tennessee, being Lot No. 1, Primrose Estates, as of record in Book 4955, page 3, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the East margin of Campbell Road, a corner to Earl Kemper and the N. W. corner of this tract and continuing as follows; S 85 deg. 06' E, 262.88 feet to an iron pin in Kempers' line; thence S 4 degrees 20' W, 61.3 feet to an iron pin; thence S 5 degrees 44' W, 38.45 feet to an iron pin; thence S 20 degrees 14' W, 185.80 feet to an iron pin in the North margin of Apple Valley Road; thence with Apple Valley Road an arc distance, to the left, 193.09 feet with a radius of 1237.22 feet to a concrete monument; thence an arc distance, to the right 71.63 feet with a radius of 50.81 feet; thence an arc distance, to the left, 160.24 feet with a radius of 1005.39 feet to the beginning, containing 1.39 acres as surveyed by H-K & Associates dated April 11, 1976

The above description includes a right-of-way easement to Lot 2, Primrose Estates and is described as Follows:

BEGINNING at a concrete monument in the East margin of Campbell Road a corner to Earl Kemper and the N. W. Corner of this tract and continuing as follows: S 85 degrees 06' E, 262.88 feet to an iron pin in Kempers' line; thence S 4 deg. 20' W, 61.3 feet to an iron pin; thence N 52 degrees 14' W, 43.07 feet to aniron pin; thence N 65 deg. 39' W, 30.01 feet to an iron pin; thence N 83 deg. 07' W, 200.0 feet to an iron pin in the East margin of Campbell Road; thence an arc distance to the left, 21.0 ft. with a radius of 1005.39 ft to the beginning, containing 0.17 acres as surveyed by H-K & Associates dated April 11, 1976

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

BEING a part of the same property conveyed to F. W. Primrose, Jr. and wife, Faye Huff Primrose by deed from Floyd W. Primrose and wife, of record in Book 3574, page 547 and also conveyed in Book 4911, page 343, Register's Office for said County.

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 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.

BOOK 5027 PAGE 547

Witness OUR hand 3 this 23rd day of APRIL, 19 76

F. W. Reimer Jr. Inc. Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5027 PAGE 548

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. W. Primrose, Jr. andwife, Faye Huff Primrose

the 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 23rd day of April 1976.

Commission expires 5/23/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
F. W. PRIMROSE, JR. AND

WIFE,

TO
TYPECRAFT COMPANY ,

A PARTNERSHIP COMPOSED OF

JAMES LARRY PARIS,

PHILIP MCALISTER AND
RUSSELL JACOBSON

D 50274

IDENTIF. REFERENCE

MAY 21 10 23 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Ellie Brewer Floyd

MAY 21 76	CONV	25,000.00			
MAY 21 76	S'TAX		B*	65.00	
MAY 21 76	PR'FEE		B*	.50	
MAY 21 76	W'DEED		B*	6.00	* 71.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.