FORM NO. WD-1

BOOK 5032 PAGE 903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,104.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 76

Notary Public

MY COMMISSION EXPIRES: 10-24-76

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholstone Book Bindery (NAME)	Same (NAME)	134 - 164
418 Harding Industrial Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (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, CHARLES W. HAWKINS, III AND VADEN LACKEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLSTONE BOOK BINDERY, INC., a Tennessee Corporation

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

Land in the Fifth Civil District of Davidson County, Tennessee, adjoining and to the east of Lot No. 1 on the Plan of Harding Industrial Park, a plat of which is of record in Book 4460, page 1, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the northerly margin of Harding Industrial Drive, at the southeast corner of said Lot No. 1, which was the same property conveyed by Grantors herein to Grantee herein by deed of record in Book 4474, page 519, said Register's Office; thence, along the easterly margin of said Lot No. 1, north 39 deg. 0 min. east 920 feet to the southerly margin of Mill Creek; thence along the meanderings of same easterly 3 feet; thence south 39 deg. 0 min. west 920 feet to a point in said northerly margin of Harding Industrial Drive; thence along said margin westerly 3 feet to the point of beginning.

Being part of the same property conveyed to Charles W. Hawkins, III and Vaden Lackey, Jr., from John W. Overby and wife, Vivian Overby by deed of record in Book 4224, page 250, said Register's Office; from John Lee Asberry and wife, Lillian Barnes Asberry by deed of record in Book 4170 page 379, said Register's Office; from Dodson Batson and J. B. Watson, Jr., by deed of record in Book 4426, page 898, said Register's Office, and from Woodruff E. Dumont and wife, Nora Lee Dumont, by deed of record in Book 4224, page 253, said Register's Office.

This conveyance is made subject to the following:

1. Utility easement granted Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 4466, page 601, said Register's Office
2. Easements and setback lines and owner's certificate shown on the Plan.
3. Easement for flowage of Mill Creek.
4. Restrictive covenants of record in Book 4474, page 510, said Register's Office, which are expressly herein made applicable to the property described above.

unimproved ( )
This is improved ( ) property, known as 418 Harding Industrial Drive, Nashville, TN 37211
(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 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 Our hand s this 24th day of May, 19 76

Charles W. Hawkins III
CHARLES W. HAWKINS, III

Vaden Lackey Jr.
VADEN LACKEY, JR.

[illegible] 80[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Diana Pruitt, a Notary Public in and for said County and State, the within named Charles W. Hawkins, III and Vaden Lackey, Jr.

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 24th day of May 1976.

Commission expires May 23, 1979

Diana Pruitt
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
CHARLES W. HAWKINS, III
AND
VADEN LACKEY, JR.

TO
NICHOLSTONE BOOK BINDERY, INC.

D 52642

IDENTIF. REFERENCE

JUN 8 1 09 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail: Hollett & Hollett
230-4th Ave. N.
Nashville, Tenn.

JUN-8%	CONV	*1,104.00			
JUN-8% S'TAX			B*	2.86	
JUN-8% PR'FEE			B*	.50	
JUN-8%	W'DEED		B*	6.00	* 9.36

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