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
ESP ENTERPRISES	SAME	
(NAME)	(NAME)	
1139 Duncanwood Drive		Map 131-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204		Parcel 258
(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, Arba O. Herr and her daughter Paula J. Herr Arwood, formerly Paula J. Herr, and Michael Arwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ESP ENTERPRISES, a Tennessee partnership consisting of Edwin S. Pyle and Dorothy G. Pyle

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 on the Plan of Duncanwood Annex as of record in Book 3842, Page 262, Register's Office of said County. Said Lot No. 1 fronts 85 feet on the Southerly side of Duncanwood Drive and runs back 362.00 feet on the Easterly side and 245.24 feet on the Westerly line to a diagonal line on which it measures 152.11 feet. But there is expressly excluded from the property herein conveyed that part or portion of the said Lot No. 1 on the Plan of Duncanwood Annex described as follows:

Beginning at a point in the southwesterly corner of the said Lot No. 1 on the Plan of said Duncanwood Annex, being the southeasterly corner of Lot No. 3 on the said plan; thence south 38° 9' 04" east 152.11 feet to a point, the southeasterly corner of the said Lot No. 1 of Duncanwood Annex; thence, north 0° 11' west with the easterly line of the said Lot No. 1 on the said Plan, approximately 117.0 feet, more or less, to a point in the said easterly boundary line of the said Lot No. 1; thence westerly in a straight line to the point of beginning, the southwesterly corner of said Lot No. 1 being also the southeasterly corner of Lot No. 3 on the said Plan of Duncanwood Annex.

Being a part of the same property conveyed to Arba O. Herr and her daughter Paula J. Herr Arwood, formerly Paula J. Herr, by deed from Cliff Parrish and Kelly Prim, of record in Book 4621, Page 521, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that Deed of Trust to Richard D. Cahoy, Trustee, of record in Book 4621, Page 523, Register's Office of Davidson County, Tennessee and to the restrictive covenants of record in Book 4333, Page 226, said Register's Office.

Grantors transfer and assign all escrow deposits to Grantees and Grantees assume 1976 taxes.

Michael Arwood and Michael L. Arwood being one and the same person.

unimproved ( )
This is improved (X) property, known as 1143-1145 Duncanwood Drive, Nashville, TN 37204
(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 our hands this 10th day of June, 1976

Arba O. Herr

Paula J. Herr Arwood

Michael Arwood

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Susan Y Paynter, a Notary Public in and for said County and State, the within named Arba O. Herr, Paula J. Herr Arwood and Michael Arwood the bargainor 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 day of June, 19 76

Commission Expires: 9-16-78

Susan Y Paynter
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Arba O. Herr, Paula J. Herr
Arwood and Michael Arwood

TO
ESP ENTERPRISES, a Tennessee Partnership consisting of Edwin S. Pyle & Dorothy G. Pyle

D 5 3 3 1 8

IDENTIF. REFERENCE

JUN 11 10 51 AM '76

REGISTER
DAVIDSON CO., TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JUN 11 76	CONV	48,000.00		
JUN 11 76	S'TAX		B* 124.80	
JUN 11 76	PR'FEE		B* .50	
JUN 11 76	W'DEED		B* 4.00	* 129.30

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration ~~or value, whichever is greater, for this~~ conveyance is $ 48,000.00

Edwin S. Pyle

Subscribed and sworn to before me this 10th day of June, 1976

My Commission Expires: 9-16-78

Susan Y Paynter
Notary Public

File Book 16