BOOK 5048 PAGE 751

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
Leonard W. Lambert, et al	Same	
1701 S. 9th (NAME)	(NAME)	37-6
SPRINGFIELD Ill. 62703 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) (CITY) (STATE) (ZIP)	34 PW

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, Armstrong Rubber Company, a corporation organized and existing under the laws of the State of Connecticut,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard W. Lambert, James J. Jeffers, Donald G. Taft, and H. Wayne Taft, tenants in common

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:

Being a tract of land in the tenth civil district of Davidson County, Tennessee, located in the southeast quadrant of the intersection of Gallatin Pike and Myatt Drive and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly margin of Gallatin Pike and the northerly boundary of Rivergate Church of Christ property of record in Book 2342, page 549, Book 910, page 441, Register's Office of Davidson County, Tennessee; thence with said margin of Gallatin Pike with a curve to the right 279.16 feet to a point, said curve having a radius of 101,020.00 feet, a central angle of 00° 09' 30", and a tangent distance of 139.58 feet; thence, leaving said margin S 79° 30' E, 55.05 feet to the southerly margin of Myatt Drive; thence, with said southerly margin S 34° 30' E, 275.09 feet to a point; thence, S 33° 04' E, 134.92 feet to a point; thence, with a curve to the left 26.90 feet to a point, said curve having a radius of 5774.58 feet; a central angle of 00° 16', and a tangent distance of 13.45 feet; thence, leaving said margin of Myatt Drive S 57° 42' W, 251.22 feet to a point in the northerly boundary of said Rivergate Church of Christ property; thence, with said boundary N 26° 02' W, 160.14 feet to a point; thence N 40° 46' W, 50.65 feet to a point; thence, N 56° 10' W, 172.75 feet to the point of beginning, containing 110,078 square feet or 2.53 acres, more or less.

Being part of the same property conveyed to Armstrong Rubber Company by deed from Gates Rubber Company, of record in Book 4761, page 518, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 1976 ad valorem taxes and to an easement of record in Book 4467, page 281, Register's Office for Davidson County.

unimproved (x)
This is improved ( ) property, known as (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 hand this 22nd day of June, 19 76

ATTEST: ARMSTRONG RUBBER COMPANY

BY R. L. Donnelly, Secretary

BY J. L. Stewart, Chairman of the Board

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19___.

Commission Expires: _____

_____
Notary Public

STATE OF CONNECTICUT)

COUNTY OF NEW HAVEN)

Before me, Ruth L. Scholz, a Notary Public within and for the State and County aforesaid, personally appeared J.L.Stewart and R.L.Donnelly, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Chairman and Secretary respectively of the Armstrong Rubber Company, the within named bargainor, a corporation, and that (he, they) as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. L. Stewart as such Chairman, and attesting the same by the said R.L.Donnelly as such Secretary.

WITNESS my hand and official seal at office at New Haven, Connecticut this 22nd day of June, 1976

My Commission Expires: Mar. 31, 1977

Ruth L. Scholz
Notary Public

WARRANTY DEED

FROM ARMSTRONG RUBBER COMPANY

TO Leonard W. Lambert, James H. Jeffers, Donald G. Taft and H. Wayne Taft

D 59745

IDENTIF. REFERENCE

JUL 23 9 12 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File B-46

JUL 23 76	CONV	325,000.00			
JUL 23 76	S'TAX		B*	845.00	
JUL 23 76	PR'FEE		B*	.50	
JUL 23 76	W'DEED		B*	4.00	* 849.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 325,000.00

James D. Dearborn

Subscribed and sworn to before me this 22 day of July, 19 76

My Commission Expires: 9-16-78

Susan G. Painter
Notary Public

NOTARY PUBLIC PAINTER TENN. DAVIDSON COUNTY

RECORDED IN 1976