BOOK 5057 PAGE 264

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 76.

Notary Public

MY COMMISSION EXPIRES: July 24, 1977

(AFFIX SEAL)

mail 1

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney, P. O. Box 15324, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Brown, et al (NAME)	SAME (NAME)	106-9
P. O. Box 11100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-7000
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	66

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, De Colores, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Brown and David T. Coots

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 the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of the subdivision of Burns Industrial Subdivision, Section 5, of record in Plat Book 3842, Page 207, Register's Office for said County.

Beginning at a point in the East Boundary of Terminal Court, at a concrete monument thence North 3° 39' East, a distance of 243.85 feet to a corner, thence South 88° 05' East a distance of 260.0' to a corner, thence South 3° 39' West, a distance of 269.7' to a corner, thence North 88° 03' West a distance of 234.25 feet to a concrete monument, thence along the ARC of a curve, a distance of 40.01 feet to a concrete monument being the point of beginning.

Being the same property conveyed to De Colores, Inc., a Tennessee Corporation, by deed from E. Ray Gilmore and Walter M. Fowler, of record in Book 4242, Page 754, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a Vendor's Lien of record in Book 4242, Page 754, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Vendor's Lien is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 98 Terminal Court Lot 1, Burns Industrial Sub., Section 5, Nashville, TN
(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 my hand this 12th day of August, 19 76

James J. Wick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, 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 Nashville, Tennessee, this 12th day of August 19 76

Commission expires 7/24/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry L. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared James J. Wieck and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and respectively of the De Colores, Inc. the within named bargainor, a corporation, and that (he) as such President and (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James J. Wieck as such President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville on this the 12th day of August, 19 76.

My commission expires July 24, 1977

Notary Public

WARRANTY DEED

FROM

De Colores, Inc.

TO

Charles H. Brown, et al

D 6 3 1 9 2

IDENTIFICATION REFERENCE

AUG 13 1 50 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 13 76	CONV	90,000.00			
AUG 13 76	CONV	14,000.00			
AUG 13 76	S'TAX		B*	364.00	
AUG 13 76	PR'FEE		B*	.50	
AUG 13 76	W'DEED		B*	4.00	* 368.50