This instrument prepared by:
David G. Gray, attorney
1133 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5068 PAGE 512

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Nashville Lutheran Men, Inc.	Same	
(NAME:) 5010 East Douglas Ave	(NAME:)	178
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37206	(STREET ADDRESS)	14.1 pcl
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Thousand and no/100 ($20,000.00)

DOLLARS

cash in hand paid by Nashville Lutheran Men, Inc., receipt of which is hereby acknowledged, First American National Bank, Executor under the Will of Nancy E. Rizzardi, and in no other capacity or otherwise,

SEP15'76	CONV	20,000.00			
SEP15'76	S'TAX		B*	52.00	
SEP15'76	PR'FEE		B*	.50	
SEP15'76	W'DEED		B*	6.00	* 58.50

D67954

IDENTIF. REFERENCE

SEP 15 1 28 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

has *have bargained and sold, and by these presents do transfer and convey unto the said* Nashville Lutheran Men, Inc., its

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being Lots Nos. 6, 7 and the westerly part of Lot No. 8 as shown on a survey made by E.J. Wilkinson, Surveyor, November 15, 1956, and described together according to said survey and partly according to a survey made by J.L. Murphy, Jr. & Co., April 19, 1963, as follows: Beginning at a point North 74° 59' West 492.50 feet from the common corner of the lands of Mrs. Bettie Allen, Mrs. Allie T. Norton and W.J. Allison; thence with a line of the Lutheran Men's Club property North 18° 59' west 280 feet to a point, said point being north of the northern boundary of the Harpeth River; thence south 80° 16' west 250 feet to the northeast corner of the property conveyed to Johnson Linton Allen and wife, of record in Book 2012, page 20, Register's Office for said County; thence South 18° east 268.4 feet, more or less, to a point; thence South 82° 15' East 231 feet, more or less, to an iron pin in center of a rock mound; thence South 74° east 19 feet to the beginning.

Being part of the property conveyed to J.J. Rizzardi and wife, Nancy E. Rizzardi, by deed from H.T. Allison and wife, of record in Book 2634, page 133, Register's Office for said County, and the said grantees having since died.

This conveyance is subject to the following:

Taxes for 1976, which have been prorated and assumed by the buyer. (Parcel No. 9D-45035)

Land within the bounds of any roads or highways whether public or private roads.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of September 19 76

Notary Public

My commission expires: 2/23/80
(Affix Seal)

NOTARY PUBLIC
DAVIDSON COUNTY

Easement granted S.L. Lewis and wife, by deed from H.T. Allison and wife, for the use of a private road together with the right to connect to certain water system and the use of water, etc. as shown in the deed of record in Book 1360, page 297, Register's Office for Davidson County, Tennessee.

Agreements and easements reserved in the deed from H.T. Allison and wife, to J.J. Rizzardi and wife, of record in Book 2634, page 139, wherein said grantees were given the right to use water from the spring and reservoir for household and domestic purposes, etc. on property lying west of Fernvale Road together with certain water tap agreements, and in which deed an easement was retained by the Grantors for the maintenance and repair of said water line.

Easement for the flow of any creeks or rivers.

Easement granted Lutheran Men's Club, Inc., by J.J. Rizzardi and wife, of record in Book 3572, page 66, Register's Office for Davidson County, Tennessee for the use of a private roadway together with right to obtain water from the water system, etc.

unimproved (_)
This is improved (X) property, known as _____ (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nashville Lutheran Men, Inc., Its *heirs and assigns, forever.*

And Grantor *do covenant with the said* Nashville Lutheran Men, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantor *do further covenant and bind* itself and its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Nashville Lutheran Men, Inc., its ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 15th *day of* September, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK,
EXECUTOR U/W NANCY E. RIZZARDI

BY: _____
TRUST OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Minnie Ruth Ball *, a Notary Public of the State and County aforesaid, personally appeared* Robert L. Turpen *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Officer *of the* First American National Bank *, the within named bargainor, a corporation, and that* he *as such* Trust Officer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee
this 15th *day of* September *, 19* 76

Minnie Ruth Ball
Notary Public

MINNIE RUTH BALL NOTARY PUBLIC TENN. DAVIDSON COUNTY

Commission Expires 2/23/80