WARRANTY DEED
QUITCLAIM DEED

0749 S

T
IDENTIF. REFERENCE

OCT 29 2 57 PM '76
FEE $ REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5083 PAGE 441

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Bill Dillingham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 76

Notary Public

MY COMMISSION EXPIRES: 11-18-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Teaber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Dillingham (NAME)	Same (NAME)	58-15
2421 Lebanon Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8
Nashville, TN. 37214 (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, Lebanon Road Realty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Dillingham, Trustee with full power to sell, mortgage, transfer or convey without joinder of any beneficiary. Quitclaim,

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:

TRACT #1: Land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey made June 19, 1956, by Barge-Waggoner and Sumner, Inc., Engineers, as follows:

Beginning at a point in the south margin of Lebanon Road at an iron pin in the northeast corner of the land conveyed to Carl D. Taylor and wife, by deed from L.G. Wright and wife, as of record in Book 1852, page 609, Register's Office, Davidson County, Tennessee; thence with the margin of said Road north 74 degrees 45' east 177.7 feet to an iron pin, the northwest corner of the Paul Hargis Lot; thence with Hargis' Lot south 0 degrees 35' east 48.2 feet to an iron pin in a stone wall; north 74 degrees 45' east 108.4 feet to a point in the center line of McGavock Pike; thence with the center line of the same, south 0 degrees 35' east 241 feet to a point, opposite a wool fence in Flower's corner; thence with Flower's line along a wood fence and along a wire fence, south 82 degrees 40' 378 feet to an iron pin in the line of Kroger's Store Property; thence along the property line and along a concrete block wall, north 12 degrees 22' west 98.1 feet to an iron pin at Taylor's southwest corner; thence with Taylor's line north 74 degrees 45' east 150 feet to an iron pin; north 12 degrees 22' west 130 feet to the point of beginning, containing 1.82 acres more or less.

TRACT #2: Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by E. Medlin, dated June 26, 1964, more particularly described as follows:

This is unimproved ( ) improved (X) property, known as 2421 Lebanon Rd., over Nashville, TN. 37214
(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 28th day of October, 1976

William J. Dillingham, President

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 Tennessee
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William F. Dillingham and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the President and _____ respectively of the Lebanon Road Realty Company the within named bargainor, a corporation, and that {he / they} as such President 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 William F. Di... as such President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, TN. on this the 22nd day of October, 19 76

My commission expires 11-13-78 _____ Notary Public

Beginning at a point in the westerly margin of McGavock Pike at the northeast corner of the tract of land conveyed to Bessie M. Baker, by deed of record in Book 3653, page 617, in the Register's office for said County; thence with the north line of the above tract, and the south line of L.G. Wright, south 82 degrees 40' west, 266 feet to an iron pin in the east line of Cherry Oaks Subdivision, of record in Plat Book 1835, page 67, said Register's Office; thence with the east line of said subdivision, south 6 degrees 20'east, 76 feet to a point; thence north 82 degrees 40' east, and parallel with the south line of the L.G. Wright property 251.6 feet to a point in the west margin of McGavock Pike; thence with the west margin of said pike, north 6 degrees east 76 feet to the point of beginning.

Being the same property conveyed to Lebanon Road Realty Company, a Tennessee Corporation by deed of record in Book 3998, page 395, said Register's Office.

50729 76 MISC 8* 4.00 * 4.00

CHICAGO TITLE

WARRANTY DEED

FROM
Lebanon Road Realty Company

TO
Bill Dillingham, Trustee

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

William E. Dillingham
P. O. Box 2255