BOOK 5099 PAGE 763

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
Joe M. Rodgers (NAME)	SAME (NAME)	
II International Plaza (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-15
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	35, 35, 1, 36, 37, 38, 39

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, BILL B. BLANKENSHIP AND WIFE, BARBARA E. BLANKENSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE M. RODGERS his undivided one-half (1/2) interest as a tenant in common in and to

HEREINAFTER CALLED THE GRANTEES ~~XXXXXX~~ his HEIRS AND ASSIGNS/A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

[See EXHIBIT A attached hereto and incorporated herein by reference as fully as though set forth verbatim herein]

It is the intent of this instrument to convey to Joe M. Rodgers title to the entire tract set forth in Exhibit A hereof in fee simple absolute, he having acquired an undivided one-half (1/2) interest by instrument of record in Book 4694, page 737, Register's Office for Davidson County, Tennessee.

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 s this 21st day of December, 1976

Bill B Blankenship
BILL B. BLANKENSHIP

Barbara E Blankenship
BARBARA E. BLANKENSHIP

STATE OF TENNESSEE)

COUNTY OF SHELBY)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named BILL B. BLANKENSHIP AND WIFE, BARBARA E. BLANKENSHIP, the bargainor S 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 _____ this 20 day of Dec., 1976

My Commission Expires 10-5-80

Commission Expires: _____

_____
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

BILL B. BLANKENSHIP AND WIFE, BARBARA E. BLANKENSHIP

TO

JOE M. RODGERS

D 8 2 4 2 3

IDENTIFICATION REFERENCE

Dec 22 2 03 PM '76

REGISTER

DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

DEC 22 76	CONV	90,000.00		
DEC 22 76	CONV	90,000.00		
DEC 22 76	CONV	20,000.00		
DEC 22 76	S'TAX		B* 520.00	
DEC 22 76	PR'FEE		B* .50	
DEC 22 76	W'DEED		B* 8.00	* 528.50

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 200,000.00

(Two Hundred Thousand and 00/100 Dollars)

Subscribed and sworn to before me this ___ day of Dec., 1976

_____
AFFIANT

My Commission Expires: 12/10/77

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

A tract of land in the First Civil District of Davidson County, Tennessee, being part of Lots 117, 118 and 119 and part of Lots 142 through 146 of Shelby's Third Addition to Edgefield, of record in Book 21, page 43, Register's Office for Davidson County, more particularly described by a survey by Barge, Waggoner, Sumner & Cannon, dated August 25, 1967, revised February 26, 1973, as follows:

Beginning at an iron pin on the west side of South Third Street (now called Interstate Drive) at Woodland Street; thence, S 42° 59' W, 3.6 feet to the north line of Woodland Street; thence, with said north line, S 65° 12' W, 101.2 feet to a point; thence continuing with said north line on a curve to the right having a central angle of 1° 38', a radius of 1,597.0 feet, and a chord of S 66° 01' W, 45.4 feet to a corner; thence, N 25° 25' W, 179.2 feet to the north side of Alley 258, now closed; thence, S 65° 12' W, 100.0 feet with said north line of old Alley 258 to a corner; thence N 25° 19' W, 135.6 feet to the south boundary of the Main Street frontage road; thence with said south boundary of the Main Street frontage road, as follows: On a curve to the right having a central angle of 8° 53', a radius of 654.0 feet, and a chord of N 73° 52' E, 102.4 feet; On another curve to the right having a central angle of 7° 29', a radius of 662.0 feet, and a chord of N 82° 05' E, 86.2 feet; On a curve to the left having a central angle of 21° 32', a radius of 125.2 feet, and a chord of N 75° 03' E, 46.8 feet; N 64° 17' E, 1.3 feet; On a curve to the right having a central angle of 90° 18', a radius of 19.0 feet, and a chord of S 70° 34' E, 26.9 feet to the west line of Interstate Drive; thence with said west line, S 25° 25' E, 246.8 feet to the point of beginning. Containing 54,792 square feet, or 1.26 acres, more or less.

Being the same property conveyed to Joe M. Rodgers and Bill B. Blankenship by deed from Mid-Tenn Realty Company, Inc. of record in Book 4694, page 734, Register's Office for Davidson County, Tennessee, and also included is a portion of property formerly included in Alley 258 which has since been closed by action of the Council for Metropolitan Government of Nashville and Davidson County, Tennessee, being Council Bill No. 72-104 and a boundary line agreement pertaining to said alley, now closed, is of record in Book 4694, page 737, said Register's Office. Grantors sell, bargain and convey unto Grantee all right, title and interest, being an undivided one-half interest as a tenant in common, which Grantors have in the premises under and by virtue of said agreement.

This conveyance is made subject to the following liens, encumbrances and restrictions:

1. A deed of trust from Joe M. Rodgers and Bill B. Blankenship to William K. Beasley, Trustee for the First American National Bank of Nashville, Tennessee, of record in Book 4701, page 428, Register's Office for Davidson County, Tennessee.

2. Taxes for 1976.

3. Lack of direct access to controlled access highway from the premises in question, such right of access having been granted to State of Tennessee by deed from Ideal Laundry Corporation, of record in Book 3164, page 631, Register's Office for Davidson County, Tennessee.

4. Perpetual easement vested in City of Nashville for highway and bridge approach purposes, by decree entered in Minute Book 45, page 375, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 2795, page 415, Register's Office for Davidson County, Tennessee.

5. Deed from Ideal Laundry Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4007, page 933, Register's Office for Davidson County, Tennessee, contains the following provision:

"This conveyance is made subject to a ramp being provided along the westerly 30 feet of the above property. This ramp is to provide access for the movement of Industrial clothes hampers, mounted on casters, from delivery trucks to the plant area.

This conveyance is also made subject to the fact that there will be no fencing erected on the new right of way described herein."