This instrument prepared by:
Don L. Smith, Home Federal Tower,
Nashville, Tennessee 37219

BOOK 5127 PAGE 692

WARRANTY DEED

10 W 1690

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
South Properties, A Limited Partnership (NAME:)	George William Hudspeth (NAME:)	93-13
c/o George William Hudspeth Box 12339 (STREET ADDRESS OR ROUTE NUMBER)	Box 12339 (STREET ADDRESS)	397 Pw
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37212 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations including the assumption of the unpaid balance of one promissory note dated September 22, 1976 payable to the order of Middle Tennessee State University Foundation and secured by vendor's lien retained in deed from Middle Tennessee State University Foundation to Robert R. Pearsall, et al., dated September 22, 1976 of record in Book 5071, page 465, Register's Office of Davidson County, Tennessee.

Robert R. Pearsall (an undivided one-fourth interest), Bess D. Pearsall (an undivided one-fourth interest), John Jenkins (an undivided one-half interest), as tenants in common (hereinafter "grantors")
/ *have bargained and sold, and by these presents do transfer and convey unto the said* South Properties, a Limited Partnership *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 60 in Sigler's Plan of lots, in south west Nashville, as of record in Plan Book No. 1, page 4, Chancery Court at Nashville.

Said Lot No. 60 fronts 117 feet on the northerly side of South Street, and runs back between parallel lines with the easterly margin of an alley, 205 feet to an alley in the rear.

Included in the above description, but excluded therefrom, is that part of said property conveyed to The Nashville Housing Authority, by deed from Printing Industries Technical Institute, of record in Book 4267, page 944, Register's Office for said County.

Being the same property conveyed to Robert R. Pearsall, et al. by deed from Middle Tennessee State University Foundation of record in Book 5071, page 465, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 24 day of March 1977

Affiant

My commission expires: Nov. 16, 1980 (Affix Seal)

Notary Public

JOYCE KAMM NOTARY PUBLIC DAVIDSON COUNTY TENN.

unimproved ( )
This is improved ( ) 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 appurtenanccs, estate, title and interest thereto belonging to the said South Properties, a Limited Partnership, its *heirs and assigns, forever.*

And grantors *do covenant with the said* South Properties, a Limited Partnership *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except 1977 taxes which have been pro rated and assumed by the grantee and as otherwise noted herein.

And grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* South Properties, a Limited Partnership, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 21st *day of* March, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert R. Pearsall

Bess D. Pearsall

John Jenkins

SOUTH PROPERTIES, A LIMITED PARTNERSHIP

By: _____
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth Lohr, a Notary Public in and for said County and State, the within named Robert R. Pearsall, Bess D. Pearsall and John Jenkins

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 Nashville, Tennessee, this 21 day of March, 19 77.

Elizabeth Lohr, Notary Public.

Commission Expires August 4, 1979

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christine L. Bowman, a Notary Public in and for said County and State, the within named George William Hudspeth

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 19 77.

Christine L. Bowman, Notary Public.

Commission Expires 7-16-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

Mail to:
George William Hudspeth
Box 12339, Nashville 37212

WARRANTY DEED

FROM

Robert R. Pearsall, et al.

TO

South Properties, A Limited Partnership

D 95351

IDENTIF. REFERENCE

MAR 24 3 46 PM '77

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

MAR24 77	CONV	90,000.00			
MAR24 77	CONV	10,000.00			
MAR24 77	S'TAX		B*	260.00	
MAR24 77	FR'FEE		B*	.50	
MAR24 77	W'DEED		B*	8.00	* 268.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208