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File Box 6

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore H. Pailet, Trustee	Same	Map 133,P.53 & ~~Map 133-12,P.78~~
(NAME:) 1906 South ST (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) (STREET ADDRESS)	05DU-11754 & ~~5DU-10001~~
Nash TN 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

APR-17	CONV	*	@	185,478.00	
APR-17	S'TAX		B*	482.30	
APR-17	PR'FEE		B*	.50	
APR-17	W'DEED		B*	8.00	* 490.80

This Instrument Was Prepared By

Phillips Saindon (emp)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

We, Oakes & Smith Realty Co., Inc., a Tennessee Corporation, Earl C. Shacklett and W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr. and W. L. Bainbridge, III,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Theodore H. Pailet, Trustee, with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, ~~his successors in trust and assigns,~~ *heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:

Beginning at a concrete monument lying in the northerly right of way of Benita Drive, said point further described as lying in the easterly line of the Windsor Park Subdivision, as of record in Plat Book 3600, page 46, Register's Office Davidson County, Tennessee, and as being the southeast corner of Lot 32 on the plan of said subdivision; thence north 71° 44' east a distance of 83.86 feet to the beginning of a curve; thence around a curve to the left having a radius of 50 feet a distance of 36.14 feet to the beginning of a curve; thence around a curve to the right, marking the proposed extension of Benita Drive, having a radius of 50 feet a distance of 138.67 feet to a point; thence south 80° 46' 01" east a distance of 516.25 feet to a point; thence north 9° 34' 44" east a distance of 607.57 feet to the beginning of a curve; thence around a curve to the left having a radius of 563.0 feet a distance of 263.27 feet to a point; thence north 17° 12' 49" west a distance of 87.0 feet to the beginning of a curve; thence around a curve marking the right of way of a proposed access street, having a radius of 50 feet a distance of 114.68 feet to the beginning of a curve; thence around a curve to the left having a radius of 50 feet a distance of 36.14 feet to the beginning of a curve; thence around a curve to the right having a radius of 570 feet

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 185,478.00

Subscribed and sworn to before me, this the 18th day of March, 19 77

Affiant

My commission expires: Dec. 3, 1978 (Affix Seal)

Notary Public

a distance of 290.99 feet to a point; thence north 12° 02' 11" east a distance of 23.0 feet to a point in the southerly right of way of the Louisville and Nashville Railroad according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. revised June 28, 1973; thence following said survey along said right of way the following bearings and distances: south 82° 46' east a distance of 235.93 feet to a point; north 7° 14' east a distance of 50.00 feet to a point; south 82° 46' east a distance of 400.00 feet to a point; north 7° 14' east a distance of 50.00 feet to a point; south 82° 46' east a distance of 420.00 feet to a point in the westerly line of the Herman Jones Property as of record in Will Book 57, page 129, Chancery Court, Davidson County, Tennessee; thence with Jones's west line south 01° 36' west a distance of 1776.13 feet to a point; thence leaving Jones's west line and with the north line of the Elsie Eckhart property as of record in Book 2025, page 273, Register's Office Davidson County, Tennessee, north 89° 12' west a distance of 1117.00 feet to a point; thence with said Eckhart's north line north 88° 40' west a distance of 280.33 feet to a point; thence continuing along said north line south 62° 37' west a distance of 149.23 feet to a point in the east line of the said Windsor Park Subdivision; thence with said east line north 17° 39' west a distance of 501.04 feet to a point; thence north 18° 21' west a distance of 92.65 feet to the point of beginning, containing 48.36, more or less, acres.

part of
Being/the same property conveyed to Oakes & Smith Realty Co., Inc., a Tennessee corporation, Earl C. Shacklett, and W. L. Bainbridge Company, a Partnership composed of W. L. Bainbridge, Jr. and W. L. Bainbridge, III, by deed from Louisville and Nashville Railroad Company as of record in Book 4724, page 21, Register's Office for Davidson County, Tennessee.

TRACT II:
Beginning at a point on the easterly right of way of Scotwood Drive, said point further described as a concrete monument, southerly corner of said tract and north 13° 53' west 117 feet, more or less, from a concrete monument in a fence line; thence north 29° 11' west 67.04 feet to a concrete monument in the right of way of Scotwood Drive; thence with a curve to the right having a radius of 1,403.76 feet a distance of 245.00 feet to a concrete monument; thence north 19° 11' west 101.88 feet to a concrete monument and radius return; thence with the return curve to the right having a radius of 21.30 feet, a distance of 35.15 feet to a concrete monument in the southerly right of way of Benita Drive; thence north 75° 23' east 49.59 feet, more or less, to a concrete monument in the southerly right of way of Benita Drive; thence south 14° 42' east 42.56 feet to a concrete monument; thence south 13° 53' east 386.81 feet, more or less, to the point of beginning, containing 0.45 acres, more or less.

Being the same property conveyed to W. L. Bainbridge Company, a Partnership, Earl C. Shacklett, and Oakes & Smith Realty Co., Inc., by deed from Joe C. Smithson and wife, Vivian R. Smithson, as of record in Book 4729, page 567, Register's Office for Davidson County, Tennessee.

D96635

IDENTIF. REFERENCE

APR 1 2 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEE

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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 appurtenances, estate, title and interest thereto belonging to the said Theodore H. Pailet, Trustee, his successors ..... *heirs and assigns, forever.*

And we *do covenant with the said* Theodore H. Pailet, Trustee, *that* it is and we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Oakes & Smith Realth Co., Inc., Earl C. Shacklett and W. L. Bainbridge Company, a partnership composed of W. L. Bainbridge, Jr. and W. L. Bainbridge, III,

do further covenant and bind its successors, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Theodore H. Pailet, Trustee, his successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 18 *day of* March, *1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

OAKES & SMITH REALTY CO., INC.

By: A. V. Oakes

A. V. Oakes, President

Earl C. Shacklett

Earl C. Shacklett

W. L. Bainbridge, III

In Witness Whereof:
W. L. Bainbridge Company, a partnership, has caused this instrument to be executed by a partner duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary B. Kilpatrick, a Notary Public in and for said County and State, the within named Earl C. Shacklett,

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 18th day of March, 19 77.

Mary B. Kilpatrick Notary Public.

Commission Expires Dec. 3, 1978.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip Sandon, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III,

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 18 day of March, 19 77.

Phillip Sandon Notary Public.

Commission Expires Jan 29, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary B. Kilpatrick, a Notary Public of the State and County aforesaid, personally appeared A. V. Oakes, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Oakes & Smith Realty Co., Inc., the within named bargainor, a corporation, and that he as such President, 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of March, 19 77.

Mary B. Kilpatrick
Notary Public

Commission Expires Dec. 3, 1978