THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
1912 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5136 PAGE 980

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Consolidated Warehouses, Inc. (NAME)	SAME (NAME)	120 0 Parcel 12
1161 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWENTY THOUSAND ($20,000.00) AND NO/100 *DOLLARS*

cash in hand paid by the Nashville Consolidated Warehouses, Inc., and their three (3) promissory notes payable to the order of Evelene Southall, each in the principal amount of Five Thousand ($5,000.00) Dollars, and bearing interest at the rate of seven and one-half per cent (7 1/2%) per annum, the first note being due one year from date of this deed, the second note being due two years from date of this deed, and the third note being due three years from date of this deed, and said notes are signed by the proper authorities for Nashville Consolidated Warehouses, Inc., and are each guaranteed by Henry Hudson individually; and for warranty deed of conveyance to the land and improvements on a lot in Riverview Industrial Park Subdivision, fronting 216 feet on the easterly side of Cowan Street in Nashville, Davidson County, Tennessee, I Evelene U. Southall

have bargained and sold, and by these presents do transfer and convey unto the said Nashville Consolidated Warehouses, Inc., its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A parcel of land in the 2nd Civil District of Nashville, Davidson County, Tennessee, being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, File No. 5566-01, dated May 23, 1975, as follows:

Beginning at a iron pin in the easterly margin of Murfreesboro Road, as widened by Tennessee Department of Transportation, Project No. F-001-5(30) in 1955, said iron pin being S 48° 49' E, 102.1 feet from the southwest corner of a tract of land conveyed to Gert O. Uthman and Charles Uthman, recorded in Deed Book 2445, Page 41, R.O.D.C. Thence, N 38° 59' E, 207.0 feet with the northerly boundary of the herein described tract to an iron pin; Thence, S 48° 49' E, 150.0 feet with the easterly boundary of the herein described tract to an iron pin; Thence, S 38° 59' E, 207.0 feet with the southerly boundary of the herein described tract to an iron pin in the easterly margin of Murfreesboro Road, said iron pin being the southwest corner of a tract of land conveyed to Gert O. Uthman in Book 1468, Page 147, R.O.D.C.; Thence, N 48° 49' W, 150.0 feet with the easterly margin of Murfreesboro Road to the point of beginning; Containing 31,024± square feet or 0.71± acre.

Being the same property conveyed to Evelene Uthman Southall and husband, Claude Southall by deed from Martha Uthman, of record in Book 2598, Page 431, Register's Office for Davidson County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Affiant

Subscribed And sworn to before me, this the 15th day of May, 19 77

My Commission expires: 9-16-78

(Affix Seal)

Notary Public

Tennessee, the said Evelene Southall being declared the sole owner in fee of the said land, be decree of the Chancery Court for Davidson County, Tennessee, in the cause of Evelene Uthman Southall versus Claude Southall, No. A-5497-P, said Final Decree being entered on October 1, 1975, in Minute Book 2-P, Page 438, Chancery Court for Davidson County, Tennessee.

The herein described property being subject to the following easements:

1. A 10-foot permanent easement for sanitary and storm sewers, recorded in Book 3827, Page 780, R.O.D.C.

2. Driveway and water line easement recorded in Book 1733, Page 358, R.O.D.C.

unimproved ( ) This is improved (X) property, known as 1208 Murfreesboro Road, Nashville, Tennessee
(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 Consolidated Warehouses, Inc., its successors ~~heirs~~ *and assigns, forever.*

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

1977 taxes to Metropolitan Government of Nashville and Davidson County,
Easements for right-of-way of Murfreesboro Pike
Sewer easement with Metropolitan Government in book 3827, page 780, R.O.D.C.

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

Witness my *hand this* 15 *day of* April, 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.*

Evelene Uthman Southall

EVELENE UTHMAN SOUTHALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Simon G. Laipple, a Notary Public in and for said County and State, the within named Evelene Uthman Southall

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1977.

Simon G. Laipple, Notary Public.

Commission Expires 9-16-78

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, , 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.

BOOK 5136 PAGE 983

APR 18 85 COPY
APR 18 85 STAX
APR 18 85 FEE
APR 18 85 DEED

B* 156.00
B* .50
B* 8.00 * 164.50

$20,000.00

WARRANTY DEED

FROM

TO

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

Fire Bed 6

Attn Steve Baker

APR 18 10 52 AM '77

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