BOOK 5149 PAGE 825

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John H. Roe, Jr., Attorney, Life & Casualty Tower, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gallatin Realty Ltd. (NAME)	same (NAME)	83-5; 199
13th Floor 314 Union Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN (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~~ I, Sydney F. Keeble, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gallatin Realty Limited, a Tennessee limited partnership,

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:

Land in Davidson County, Tennessee, being an undivided one-fourth (1/4) interest in the following described property:

ALL of lots 2, 3, 4, 5, 6, 7, 8, 9, and the southerly 23.5 feet of lot 10, except for a triangular strip on the south edge of lot 2 having a base of 6 feet on a north-south alley east of Gallatin Road and a vertex at the southwest corner of lot 2 all situated in the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place as of record in Book 332, page 73, Register's Office of Davidson County, Tennessee, more fully described as follows:

BEGINNING at a point in the east line of Gallatin Road located 70 feet north of the intersection of the north line of Eastland Avenue with said east line of Gallatin Road; thence northwardly along the east line of Gallatin Road 423.5 feet; thence eastwardly, at an angle of 90° degrees to said Gallatin Road, 170 feet to the west line of a north-south alley; thence southwardly along the west of said north-south alley 421.1 feet to an iron pin, 31 feet north of the intersection of said west line of the north-south alley with the north line of Eastland Avenue; thence westwardly 208.6 feet to the point of beginning.

BEING a part of property conveyed to Grantor by deed from Commercial Realty Company of record in book 4432, page 181, Register's Office for said County.

THIS sale is subject to (1) an easement of Record in Book 3762, page 166 and (2) a lease of record in Book 3149, page 579; said lease being amended by an instrument of record in Book 3420, page 324, and assigned by an instrument of record in Book 3420, page 634, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 711 Gallatin Road, Nashville, Tennessee
(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 18th day of May, 1977

Sydney F. Keeble, Jr.

SYDNEY F. KEEBLE, JR.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Teresa Nauk, a Notary Public in and for said County and State, the within named Sydney F. Keeble, Jr.

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 19th day of May 19 77

Commission expires 8-13-78

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

SYDNEY F. KEEBLE, JR.

TO

GALLATIN REALTY LIMITED

E 04886

IDENTIF. REFERENCE

MAY 20 3 23 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY20 77	CONV	90,000.00		
MAY20 77	CONV	10,000.00		
MAY20 77	S'TAX		B*	260.00
MAY20 77	PR'FEE		B*	.50
MAY20 77	W'DEED		B*	4.00
			*	264.50