5154 81

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June 1977.

Notary Public

MY COMMISSION EXPIRES: 4/21/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIXIE DATSUN, INC. (NAME)	(NAME)	15DA 00035 15DA 00040
241 Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	72-13-29
Nashville TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	72-10-114

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, MARTHA WHITE GAINES, individually and as Executrix of the Estate of Albert A. White, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIXIE DATSUN, INC.

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 Lots Nos. 45 and 46 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, and Lot No. 1 and the southerly half of Lot No. 2 on the map of Eskridge's Subdivision of part of the W. F. Franklin property, as of record in Book 547, page 52, Register's Office for said County.

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County. Said Lot No. 47 fronts 60 feet on the northerly side of Carolyn Avenue, and runs back between parallel lines, 175 feet to a dead line, measuring 60 feet thereon.

Being the same property vested in Albert A. White by decree of the 4th Circuit Court of Davidson County, Tennessee of record in Book 4449, page 65, Register's Office for Davidson County, Tennessee, and devised to Martha White Gaines in the Will of Albert A. White, deceased, of record in Will Book ____, page ____, Register's Office for Davidson County, Tennessee.

William C. Gaines, spouse of Martha White Gaines, joins in this deed for the purpose of conveying whatever interest he may have in the property herein conveyed.

This is unimproved ( ) improved ( ) property, known as 1027 Carolyn Avenue, Nashville, Tennessee; 2609 and 2611 Gallatin Road, Nashville, TN
(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 our hands this first day of June, 19 77

William C. Gaines
WILLIAM C. GAINES

Martha White Gaines
MARTHA WHITE GAINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha White Gaines and William C. Gaines

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 1st day of June, 1977

Commission Expires 7/21/80 Mary Emason Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
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 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 the day of , 19

My commission expires Notary Public

E06830

IDENTIF. REFERENCE

JUN 2 11 42 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUN-2?	CONV	20,000.00	
JUN-2?	CONV	30,000.00	
JUN-2?	STAX		$* 312.00
JUN-2?	RATIFE		$* .50
JUN-2?	RUFED		$* 4.00 * 316.50

COUNTY DEED

FROM
WHITE GAINES

TO
CAT-SUN, INC.

RECORDED BY POLICY NUMBER:

Compliments of
Associates, Inc.
REPRESENTING
TITLE INSURANCE
Company of New York