WARRANTY DEED

E13978
T
IDENTIF. REFERENCE
JUL 12 3 40 PM '77
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N/C

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1977

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Attorney At Law, 911 J.C. Bradford Bldg., Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TREETOP ENTERPRISES, INC. (NAME)	SAME (NAME)	
5040 Linbar Drive, Room 115 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	148
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#175 Part

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, THOMAS C. SCOTT, TRUSTEE WITH FULL POWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TREETOP ENTERPRISES, 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:

Lot 3 on the Revised Plat of Reserved Parcel B Haywood Development as of record in Book 5050, page 74, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a State Highway R.O.W. Monument in the North margin of Haywood Lane, said point being S 69° 29' 26" W, 188.18' from the Northwest Intersection of Haywood Lane and the return radius of Bakertown Road;

Thence, with said Lane S 88° 54' 40" W, 37.2' to a point;

Thence, leaving said R.O.W. N 25° 26' 26" W, 296.18' to a point;

Thence, along the South margin of an ingress-egress easement, N 40° 26' 25" E, 93.13' to a point 100' Westerly from Bakertown Road;

Thence, S 25° 26' 26" E, 354.0' to a point in the North margin of Haywood Lane;

Thence, with said Lane, S 69° 29' 26" W, 51.3' to the point of beginning;

Containing 0.64 acres (28,050 Sq. Ft.) More or Less.

(See reverse side for conveyance of easement).

unimproved ( )
This is improved ( ) property, known as _____
(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 31st day of May, 1977

Thomas C. Scott, Trustee

THOMAS C. SCOTT, TRUSTEE

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 Thomas C. Scott, Trustee

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 31st day of May, 1977

Commission Expires 5-8-79 Peggy Robinson Notary Public

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

Together with a nonexclusive 25-foot-wide easement for ingress and egress to the above described property from Bakertown Road, lying adjacent to the northwesterly boundary of said property. Said easement shall include the right to install utilities within the same to said property and a directional sign not in excess of 6 ft.in height and 2 feet in width with the total area of the sign not to exceed 4 square feet. Grantee shall have the right to improve said easement area by paving and to maintain the same.

This property is subject to a 50' non-exclusive ingress - egress easement across the South end of the property adjacent to the North margin of Haywood Lane.

Grantor agrees not to sell or lease any property within 150 feet easterly or westerly from the herein conveyed property to be used for a short order stool and booth type restaurant.

JUL 12	CONV	46,875.00		
JUL 12	S'TAX		3* 121.94	
JUL 12	PR'FEE		6* .50	
JUL 12	W'DEED		6* 4.00	* 126.44

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York