WARRANTY DEED

BOOK 5215 PAGE 337

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Youree 40 Nance Lane Nashville, Tennessee 37210	Same	106-5-65 106-5-28 106-5-66 106-5-67 106-5-64 106-5-67.1

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIFTY THOUSAND ($750,000.00) DOLLARS, paid by the assumption of outstanding indebtednesses and taxes secured by the property and the balance in cash, HOWARD YOUREE, JR., has this day bargained and sold, and does hereby transfer and convey unto the said CHARLES YOUREE, his heirs and assigns, his one-half undivided interest in certain real estate in Davidson County, described as follows:

Land in the Sixth, formerly the Nineth Civil District of Davidson County, Tennessee, consisting of six tracts, each tract being more particularly described in a survey by John Kohl, Land Surveyor, dated October 18, 1977, as follows:

TRACT NO. 1: Beginning at a point in the southerly margin of Factory Street, said point being the northeasterly corner of Tract No. 4 described herein, thence south 89° 13' east 205.5 feet to a point, being the northwesterly corner of Tract No. 2 described herein, thence southwardly along the common boundary between this tract and Tract No. 2 described herein 391.0 feet to a point, thence eastwardly along the common boundary between this tract and Tract No. 2 described herein 457.5 feet to a point, thence south 1° 40' east 248.1 feet to a point in the northern boundary of the L & N Railroad property, thence south 87° west 548.4 feet to a point in the northeasterly margin of Kilvington Boulevard, thence along said margin of Kilvington Boulevard in a northwesterly direction 352 feet to a point, being the southeasterly corner of Tract No. 4 described herein, thence northeastwardly along the common boundary between this tract and Tract No. 4 described herein 519.6 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

TRACT NO. 2. Beginning at a point in the southerly margin of Factory Street said point being the northeasterly corner of Tract No. 1 described herein, thence south 89° 13' east 418.5 feet to a point in the southerly margin of Factory Street, thence south 1° 40' east 408.3 feet to a point, thence westwardly with the common line between this tract and Tract No. 1 described herein 457.5 feet to a point, thence northwardly along the common line between this tract and Tract No. 1 described herein 391.0 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Beginning at a point in the southerly margin of Enos Reed Drive, said point being the northwesterly corner of Tract No. 5 described herein, thence southwardly along the common line between this tract and Tract No. 5 described herein 651.1 feet to a point in the northerly margin of the L & N Railroad property, thence north 89° 43' west 76 feet to a point in the northerly margin of the L & N Railroad property thence northwardly along the common line between this tract and Tract Nos. 1 and 2 described herein 652 feet to a point in the southerly margin of Enos Reed Drive, thence south 89° 24' east 76 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

TRACT NO. 4: Beginning at a point in the southerly margin of Factory Street, said point being the northwesterly corner of Tract No. 1 described herein, thence southwestwardly along the common line between this tract and Tract No. 1 described herein, 519.6 feet to a point in the northeasterly margin of Kilvington Boulevard, thence northwestwardly with said margin 64 feet to a point in the northeasterly margin of Kilvington Boulevard, thence north 2° 32' east 468.3 feet to a point in the southerly margin of Factory Street, thence south 89° 18' east 250 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Beginning at a point in the southerly margin of Enos Reed Drive, said point being the northeasterly corner of Tract No. 3 described herein, thence south 89° 24' east 224.3 feet to a point in the southerly margin of Enos Reed Drive, thence South 2° 23' west 644.9 feet to a point in the northerly margin of the L & N Railroad property at a concrete monument, thence westwardly along said L & N Railroad property south 88° 22' west 197.6 feet to a point in the northerly margin of the L & N Railroad property, thence northwardly along the common line between this tract and Tract No. 3 described herein 651.1 feet to the point of beginning.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

TRACT NO. 6: Tract No. 6 is bounded on the west by Nance Lane, on the east by Parris Avenue, on the south by Factory Street, and on the north by the northerly margin of an asphalt roadbed apparently once used as a public road and formally referred to as Factory Street. This tract fronts 376.8 feet on the northerly side, 312 feet on the southerly side, 125 feet on the easterly side, and 125.7 feet on the westerly side.

Being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5204, page 748, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Howard Youree, Jr. and Charles Youree by Quitclaim Deed from Charles Youree, Executor, of record in Book 5214, page 299, Register's Office for Davidson County, Tennessee.

The survey of John Kohl dated October 18, 1977 contains a notation that a more detailed boundary survey is needed to establish the exact right of way of Factory Street in Tract No. 6, and to resolve minor discrepancies in the dimensions of the adjoining Tracts Nos. 1, 2, 3 and 5. All dimensions in the above survey are declared to be on a "more or less" basis and are not exact.

The property leased by Howard Youree, Sr. to Tennessee-Carolina Truck Lines, and described in this instrument, includes certain portions of Factory Street lying north of Tracts Nos. 2 and 3, and certain portions of the former Factory Street which are described as part of Tract No. 6, which portions of streets have been dedicated and which dedications have never been revoked. By conveying the property described herein, the Grantor herein intends to convey to Grantee all of his rights, title and interest in and to said dedicated streets and rights of way, and at such time as said dedicated streets and rights of way may be closed by the appropriate governmental authority having the right to revoke said dedication and close same, the property encompassed by those rights of way and streets shall then be included in the property conveyed herein and shall become part of the security provided by this instrument.

This is improved property known as 40 Nance Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles Youree, his heirs and assigns forever. He covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. He further covenants and binds his heirs and representatives, to warrant and forever defend the title to said real estate to CHARLES YOUREE, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Howard Youree, Jr., has caused his hand to be placed hereunder this 26th day of October, 1977.

Howard Youree Jr.
Howard Youree, Jr.

IDENTIF. REFERENCE

OCT 28 8 46 AM '77

FELIX [illegible] REGISTER

E 33593

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 HOWARD YOUREE, JR., 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 26th day of October, 1977.

Jenny Cross
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-1-78

JENNY CROSS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is SEVEN HUNDRED FIFTY THOUSAND ($750,000.00) DOLLARS. Subscribed and sworn to before me, this the 26th day of October, 1977.

Howard Youree Jr
Affiant

SUBSCRIBED AND SWORN TO, before me, this the 26th day of October, 1977.

Jenny Cross
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-1-78

JENNY CROSS NOTARY PUBLIC DAVIDSON COUNTY TENN.

OCT28	CONV	750,000.00		
OCT28	S'TAX		B* 1,950.00	
OCT28	PR'FEE		B* .50	
OCT28	W'DEED		B* 8.00	* 1,958.50