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77-12-24

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 1977

Notary Public

MY COMMISSION EXPIRES: 4/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 903 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles W. Evilcizer, et ux (NAME) | Owner (NAME) | 41-42 |
| P. O. Box 3400 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 120-72980 |
| Nashville, TN 37207 (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, MARGARET GASSER, A Life Tenant and THOMPSON PROPERTIES 101 TT, 205 LTD, A Limited Partnership in which William H. Franklin, Jr. is General Partner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS,

TRACT 2: Land in the 10th & the 12th Civil District of Davidson County, Tennessee and being described in part according to a survey by John B. Rainey, Surveyor #823, dated October 6, 1977 and known as Job No. 77-344 as follows;

Beginning at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N8°26'E 100.0' from the northeast corner of the Jerry Crecelius property of record in Deed Book 4451, page 519, Register's Office Davidson County, Tennessee; thence leaving the margin of said Brick Church Pike N80° 53'00"W 1349.54' to an iron pin; thence S8°26'W 1018.33' to an iron pin in the Northerly line of the A. J. Mullins Jr. property of record in Deed Book 1816, page 197, Register's Office Davidson County, Tennessee; thence with Mullins line N72°18'W 934.25' to an iron pin, said iron pin being the southwest corner of this tract and being in the line of the C. W. Cone land of record in Deed Book 1847, page 522, Register's Office for said County; thence with said Cone's line N7°03' E 775.50' to an iron pin; thence continuing with Cone's line N5°00'E 304.60' to an iron pin; thence leaving Cone's line S80°53'00"E 1554.12' to an iron pin; thence S8°26'W 100.0' to an iron pin; thence S80°53'E 754.50' to an iron pin on the westerly margin of the aforesaid Brick Church Pike; thence with the margin of said Brick Church Pike S8°26'W 100.0' to the point of beginning containing 29.14 acres more or less.

Being a portion of the same property conveyed to Thompson Properties, 101 TT, 205 LTD by deed of record in Book 4868, page 77, Register's Office for Davidson County, Tennessee.

Included in the above described tract is a permanent TVA power line easement of record in Deed Book 2810, page 86, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

OVER

This is { unimproved / improved } ( X ) property, known as 3570 Brick Church Pike, 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 hand this 6th day of Dec., 1977

Margaret Gasser
MARGARET GASSER

THOMPSON PROPERTIES 101 TT, 205 LTD

By
William H. Franklin, Jr., General Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Gasser

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 6th day of Dec. 1977

Commission expires My Commission Expires Nov. 26, 1980

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

JAN 16 78 CONV 57,000.00
JAN 16 78 STAX B* 148.20
JAN 16 78 RFEE B* .50
JAN 16 78 W'DEED B* 4.00 * 152.70

FILE IN BOX 4

WARRANTY DEED

FROM

THOMPSON PROPERTIES 101 II, 205 LTD. and MARGARET GASSER

TO

CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER

All dwellings are to have a minimum of 1400 square feet of living area and a minimum setback line of 100 feet from Brick Church Pike. No housetrailers, hogs or commercial raising of fowl will be allowed.

E 46270

IDENTIF. REFERENCE

JAN 16 1 40 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This conveyance is subject to a vendor's lien retained by Third National Bank, Trustee, of record in Book 4868, page 77, said Register's Office. There is also reserved in this conveyance an easement along the front line of said tract which is to be used for ingress and egress of a driveway and water line and said easement shall expire October 1, 1978.

STATE OF GEORGIA
DeKalb County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Franklin, Jr., General Partner

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 DeKalb Georgia, this 21st day of December 1977

Commission expires _____

Rebecca G. Williams
Notary Public