THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5247 PAGE 874

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

X D H Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 78

Geo V. Crawford
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires August 15, 1979

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene J. Heldman and wife, Mary Sue Heldman (NAME) | same (NAME) | 157-2 |
| 1700 Chickering Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | FH-02820 |
| Nashville, Tenn. 37215 (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, Charles C. Martin and wife, Ruth G. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene J. Heldman and wife, Mary Sue Heldman

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northerly part of Tract No. 3 on the Plat showing subdivision of the J. H. Northern Farm, of record in Book 1130, page 48, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, July 28, 1956, and more fully described as follows:

BEGINNING at a point in the center of Belle Meade Pike (now known as Chickering Road) at the southwest corner of a Part of Tract No. 4 on said Plan conveyed to Phillip Kerrigan, Jr., by Arthur H. Northern of record in Book 2334, page 163, said Register's Office; thence with the center line of the Pike, South 11 3/4 degrees West 337.25 feet; thence South 87 1/4 degrees East 894.5 feet to a point in the westerly boundary line of the property conveyed to Mrs. Ed Sawyer; thence with said line, North 3 1/4 degrees East 319.5 feet to the southeast corner of the Kerrigan Tract; thence with the southern boundary line of said Tract, North 87 degrees West 830 feet to the beginning, containing 6.45 acres, more or less.

BEING the same property conveyed to Charles C. Martin and wife, Ruth G. Martin by deed from Bates R. Parman and wife, Pauline S. Parman of record in Book 2707, page 445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) An easement for right of way of Belle Meade Pike (now Chickering Road) lying within boundaries of premises hereinafter described.

This is unimproved ( ) improved (XX) property, known as 1700 Chickering Road, Nashville, Tennessee 37215
(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 30th day of January, 19 78

Charles C. Martin

Ruth G. Martin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George V. CRAWFORD, SR., a Notary Public in and for said County and State, the within named Charles C. Martin and wife Ruth G. Martin

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 30th day of January 19 78

Commission expires ~~My Commission Expires~~ August 15, 1979 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 Charles C. Martin and wife, Ruth G. Martin

TO Eugene J. Heldman and wife, Mary Sue Heldman

E 48289

1ST PAR. REFERENCE

JAN 31 11 58 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|
| JAN31'78 | CONV | 90,000.00 | | |
| JAN31'78 | CONV | 75,000.00 | | |
| JAN31'78 | S'TAX | | B* | 429.00 |
| JAN31'78 | PR'FEE | | B* | .50 |
| JAN31'78 | W'DEED | | B* | 4.00 |
| | | | * | 433.50 |