G.

BOOK 5260 PAGE 927

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Hudson	same	120-5-40 - Part of 12
(NAME) 1161 Murfreesboro Rd.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS)	
(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, Harding College

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Hudson

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:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Murfreesboro Pike and being west of Jupiter Drive and a portion of Lots 2 and 3 of the resubdivision of Lot No. 2 and Reserved Parcel No. 2, Stardust Commercial Park, Section One, as recorded in Plat Book 5190, page 76, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the north margin of Murfreesboro Pike, 185± feet northwest of the centerline of Jupiter Drive; thence, with Murfreesboro Pike, N. 48° 49' W, 10 feet to a point; thence, leaving Murfreesboro Pike, N 3° 48' E, 188.77 feet to a point; thence, S 48° 49' E, 132.73 feet to a point; thence, S 44° 17' W, 150.22 feet to the point of beginning. Containing 10,705 square feet or 0.25 acres, more or less.

Being part of the same property conveyed to Harding College by quitclaim deeds from Houston T. Ezell and wife, Mable W. Ezell of record in Book 4468, page 31, and Book 4471, page 581, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following exceptions:

1. 1978 Metropolitan Government Taxes - a lien, but not yet due and payable.

2. Easement for sanitary sewer and/or storm drainage dated May 14, 1964 as of record in Book 3763, page 426, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage dated March 8, 1967 as of record in Book 4121, page 663, Register's Office for Davidson County, Tennessee.

unimproved (X)
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, successors, assigns 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 9th day of March, 19 78

HARDING COLLEGE

BY: Houston T. Ezell
Houston T. Ezell, Agent

Form 3

BOOK 5260 PAGE 928

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Betty B Simmons, a Notary Public within and for the State and County aforesaid, personally appeared Houston T. Ezell and _____, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the Agent and _____ respectively of the Harding College the within named bargainor, a corporation, and that (he, ~~they~~) as such Agent 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 Houston T. Ezell as such Agent and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Nashville Tennessee on this 9th day of March, 1978

My Commission Expires: August 13, 1978

Betty B. Simmons
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
Harding College

TO
Henry Hudson

E 54104

IDENTIF. REFERENCE

MAR 10 9 55 AM '78

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

MAR 10 78	CONV	27,500.00			
MAR 10 78 S TAX			B*	71.50	
MAR 10 78 PR FEE			B*	.50	
MAR 10 78 W DEED			B*	4.00	* 76.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 27,500.00

Stephen C Baker
Affiant

Subscribed and sworn to before me this 9th day of March, 1978

My Commission Expires: August 13, 1978

Betty B Simmons
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE