BOOK 5262 PAGE 621

This Instrument Prepared by:
BASS, BERRY & SIMS
2700 First American Center
Nashville, TN 37238

AYY

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
MGMWT Co. (NAME:)	Same (NAME:)	Map No. 94
3038 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel No. 17
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)

DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, I,

Wilson Sims *have bargained and sold, and by these presents do transfer and convey unto the said* MGMWT Co., a partnership consisting of Ollie F. Minton, Jr., H. P. Minton, R. G. Graham, Jr., Jack D. Walker, Homer F. Tidwell, Jr. 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 Third, formerly Fifteenth, Civil District of Davidson County, Tennessee, being part of lot 3 of the Lewis Jones lands and being known as part of tract no. 1 on the map of subdivision of George D. Payne property by M. Cunniff, as described according to survey by Barge, Waggoner and Sumner, Inc., of May 31, 1968 as follows:

Beginning at a point in the western boundary of Omohundro Drive (Old Pumpring Station Road) where said drive intersects the right-of-way of the Tennessee Central Railway; thence north along a fence line, south 4° 30' east, 493.36 feet to a point, then with the curve in said drive to the west, then with the westerly curve of said drive with a chord south 56° 15' east, 354.91 feet to a point; thence with the fence line north 82° east 344.84 feet to the northwest corner of the property; thence with the fence line north 13° west along a 24-foot lane 488.47 feet to a point; thence north 13° west 6 feet to a point; thence north 43° east 82 feet to a point; thence north 7° west 276 feet to an iron pin in the southwest corner of the property and on the boundary of the Tennessee Central Railway right-of-way, then with said right-of-way south 85° 30' west, 218 feet to a point; and thence continuing with said right-of-way along a curve with a chord, south 59° 58' 19" west, 484.49 feet to the point of beginning, containing a total area of 11.25 acres.

BEING the same property conveyed to Wilson Sims by deed from James William Bumpas (unmarried) and Roy Gray Bumpas (unmarried), of record in Book 4355, page 112, RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 149,000.00

Subscribed and sworn to before me, this the 15 day of March 15 19 78

Affiant

My commission expires: May 13 1981
(Affix Seal)

Notary Public

E 5.4 8.7.6

IDENTIF. REFERENCE

MAR 15 3 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5262 PAGE 622

MAR 15 78	CONV	90,000.00			
MAR 15 78	CONV	59,000.00			
MAR 15 78	S'TAX		B* 387.40		
MAR 15 78	PR'FEE		B* .50		
MAR 15 78	M'DEED		B* 6.00	*	393.90

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MGMWT Co., a partnership consisting of those persons as set forth on the first page hereof, their *heirs and assigns, forever.*

And I *do covenant with the said* MGMIW, Co. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Wilson Sims, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* MGMIW Co., its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 15 th *day of* March, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* The wife of the Bargainor joins in this conveyance to quitclaim and convey any right, title and interest she may have.

WILSON SIMS

Linda Bell Sims

LINDA BELL SIMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5262 PAGE 623

Personally appeared before me, Patricia L. Stone, *a Notary Public in and for said County and State, the within named* Wilson Sims and Linda Bell Sims

*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* 15th *day of* March, *19* 78.

Patricia L. Stone
Notary Public.

PATRICIA L. STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires May 18, 1981

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*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....