BOOK 5269 PAGE 806

THIS INSTRUMENT WAS PREPARED BY
MARTIN & COCHRAN
NASHVILLE, TENNESSEE
BY Carmack Cochran

mail
226 3rd Ave N.
Nash Tenn

WARRANTY DEED

Address new owners as follows: Send tax bills to: Map-Parcel No.

Mr. & Mrs. Wm. L. Lester, et als. Same 102 — 68
215 Lynwood Terrace
Nashville, Tennessee 37205

For and in consideration of the sum of One Hundred Fifty Thousand ($150,000.00) Dollars, cash in hand paid by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, Treetop Enterprises, Inc., a corporation, has bargained and sold and by these presents does transfer and convey unto William L. Lester and wife, Pattie F. Lester, a 22/30ths undivided interest, Joe L. Lester and wife, Ann W. Lester, a 5/30ths undivided interest, and Tom C. Pollock and wife, Laura L. Pollock, a 3/30ths undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows:

A tract of land situated in the County of Davidson, State of Tennessee, described as follows:

Being Lot No. 2, Section Two, Phillips Terrace, Plan of record in Book 5060, page 200, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a concrete monument set in the northerly right-of-way of Charlotte Pike, U. S. 70-N, at the southeasterly corner of Lot No. 1, Phillips Terrace, as of record in Book 3842, page 237, Register's Office for Davidson County, Tennessee; thence with the easterly line of Lot No. 1, N 21° 21' 00" W, 200.00' to an iron pin; thence, severing the property of which this is a part, N 68° 39' 00" E, 63.00' to a concrete monument; thence, S 44° 51' 41" E, 190.46' to a concrete monument set in the westerly right-of-way of Interstate 40; thence with the westerly margin of I-40, S 34° 22' 00" W, 45.0' to a concrete monument at the intersection of the northerly right-of-way of Charlotte Pike and the westerly right-of-way of I-40; thence, with the northerly right-of-way of Charlotte Pike, S 68° 39' 00" W, 101.80' to the point of beginning and containing 20,690 square feet or 0.475 acres, more or less.

INCLUDED in the above described property is a 25' wide common access easement described as follows:

The Southerly margin of said 25' common access easement being 25' from and parallel to the northerly right-of-way of Charlotte Pike and I-40 and runs from the easterly line of Lot No. 2 to the westerly line or common line between Lots 1 & 2, above noted Phillips Terrace.

Also running with Lot No. 2 as described above but not included in said lot are two easements described as follows:

1. Being a 40' wide common access easement running parallel to and adjoining the easterly line of Lot No. 2 and extending along the entire easterly lot line, and

2. A 20' permanent sewer easement described as beginning at a point in the easterly line of Lot No. 2, said point being N 44° 51' 41" W, 62' more or less from the westerly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Attorney for William L. Lester, et al.

Subscribed and sworn to before me this 29th day of March, 1978.

Notary Public My commission expires 4/28/81

right-of-way of I-40 as measured along the easterly line of Lot No. 2; thence, N 34° 52' E, 74.6' more or less, to an existing man hole in an angle of an existing 27" sanitary sewer.

Being the same property conveyed to Tree Top Enterprises, Inc. by deed of record in Book 5199, page 383, Register's Office for Davidson County, Tennessee.

This is improved property, known as
6930 Charlotte Pike, Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Lester and wife, Pattie F. Lester, a 22/30ths undivided interest, Joe L. Lester and wife, Ann W. Lester, a 5/30ths undivided unterest, and Tom C. Pollock and wife, Laura L. Pollock, a 3/30ths undivided interest, their heirs and assigns, forever.

And Treetop Enterprises, Inc. does covenant with the said William L. Lester and wife, Pattie F. Lester, Joe L. Lester and wife, Ann W. Lester, and Tom C. Pollock and wife, Laura L. Pollock that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except by taxes for the year 1978, easements of record in Plat Book 5060, page 200, Register's Office of Davidson County, Tennessee, and restrictions of record in Book 4587, page 248, Register's Office for Davidson County, Tennessee.

And Treetop Enterprises, Inc. does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said William L. Lester and wife, Pattie F. Lester, Joe L. Lester and wife, Ann W. Lester, and Tom C. Pollock and wife, Laura L. Pollock, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Treetop Enterprises, Inc. has caused its corporate signature to be hereunto affixed by its duly authorized officers on this 27th day of MARCH 1978.

IDENTIF. REFERENCE
E 58225
APR 5 2 47 PM '78
FELIX E. ELLINGTON REGISTER DAVIDSON COUNTY, TENN.

TREETOP ENTERPRISES, INC.

By N. P. Harris
President

ATTEST:
Secretary

APR-5-78 CONV 90,000.00
APR-5-78 CONV 60,000.00
APR-5-78 S'TAX B* 390.00
APR-5-78 PR'FEE B* .50
W'DEED B* 4.00 * 394.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Connie C Tunstall a Notary Public of the State and County aforesaid, personally appeared Nathaniel P. Harris, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Treetop Enterprises, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this 27th day of MARCH, 1978.

Connie C Tunstall
Notary Public

My Commission Expires 10-23-79