This deed prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5271 PAGE 101

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William J. Gaither,	SAME	
(NAME) Robert R. MacKenzie	(NAME)	93-15
(STREET ADDRESS OR ROUTE NUMBER) Wayne L. Erickson	(STREET ADDRESS)	174
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10---------- .....
----------Ten and no/100---------- *Dollars,*
Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by a deed of trust of record in Book 5251, page 191 Register's Office for Davidson County, Tennessee, executed by A. C. Mifflin, III, to secure J. Campbell Jenkins on a note in the original amount of $50,000.00, payable as therein specified, Leon Ruben, Trustee.

We, A.C. Mifflin, III and wife, Ann Mifflin

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Gaither, Robert R. MacKenzie, and Wayne L. Erickson

its

certain real estate in Davidson County, Tennessee, as follows: ~~successors,~~ *heirs and assigns.*

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 63 and the southerly part of Lot No. 64, on the plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 5th Avenue, South, formerly Summer Street at what was formerly A. D. Allen's southwest corner; thence with his southerly line, eastwardly 176 feet to the westerly margin of an alley; thence with said alley, southwardly 62 feet to the northeast corner of a part of Lot no. 63 formerly owned by Conlon; thence with Conlon's northerly line, westwardly 176 feet to the easterly margin of 5th Avenue South; thence with said avenue, northwardly 62 feet to the beginning.

BEING the same property conveyed to A.C. Mifflin, III, by deed from E. N. Hester, and wife Peggy Hester of record in Book 5251, page 189, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 74,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of April 19 78

Notary Public

My commission expires: Nov 12, 1980 (Affix Seal)

This is { unimproved ( ) / improved (X) } property, known as 928 Fifth Avenue, South, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William J. Gaither, Robert R. MacKenzie, and Wayne L. Erickson its ~~successors~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except deed of trust assumed above.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William J. Gaither, Robert R. MacKenzie, and Wayne L. Erickson its

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 7th day of April, 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.*

A. C. Mifflin, III

Ann Mifflin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* A. C. Mifflin, III and wife, Ann Mifflin

the within named 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* 7th *day of* April, *19* 78.

My Commission Expires Oct. 24, 1979

Mary Margaret Struble *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 .....

APR 10 78	CONV	74,000.00			
APR 10 78	S'TAX		B*	192.40	
APR 10 78	PR'FEE		B*	.50	
APR 10 78	W'DEED		B*	4.00	* 196.90

File Bkf 2

WARRANTY DEED

FROM
A. C. Mifflin, III, et ux

TO
William J. Gaither,
Robert R. Mackenzie
Wayne L. Erickson

E 5 8 7 4 9

IDENTIF. REFERENCE

APR 10 8 35 AM '78

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238