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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James E. Ward	New Owner	82-11
(NAME)	(NAME)	
Painting & Drywall, Inc.		Parcel 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty-three thousand five hundred twenty-eight and no/100 DOLLARS

and the assumption of indebtedness under a vendor's lien held by Breeko Industries, Inc., in the amount of $34,668.10 of record in Book 5191, page 279, and re-recorded at Book 5181, page 501, Register's Office for Davidson County, Tennessee, the grantor, Lone Star Coal, Inc. has

~~XXX~~ bargained and sold, and by these presents do transfer and convey unto the said James E. Ward Painting & Drywall, Inc.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in Davidson County, Tennessee, being Lots Nos. 19 to 30 inclusive and part of Lot No. 31 and part of the right of way lying immediately east of and adjoining said lots in W.L. Foster's Second Addition, as of record in Book 21, page 49, Register's Office for said County, described together as follows:

Beginning at a point 36 feet northwestwardly at right angles from the center line of the south bound main tract of the Louisville Division, formerly the main stem Second Division, of the Louisville and Nashville Railroad Company, said point being opposite a point 331.30 feet more or less, measured in a southwesterly direction along the center line of the south bound main tract from mile post 184 from Louisville, Kentucky; thence in a northeasterly direction 36 feet northwestwardly from and parallel to said center line of south bound main tract, a distance of 675.47 feet, more or less, to a point in the south line of Marina Street; thence in a westwardly direction along said south line of Marina Street 323 feet to a point in the east line of an alley; thence in a southerly direction along said alley 623.80 feet, more or less, to a point; thence in a southeasterly direction, making an interior angle of 95 deg. a distance of 88.2 feet, more or less, to the point of beginning, containing 3.01 acres, more or less.

Being the same property conveyed to Lone Star Coal, Inc. by deed from Breeko Industries, Inc. of record in Book 5181, page 501, Register's Office of Davidson County, Tennessee.

APR24'78	CONV	58,000.00			
APR24'78	S'TAX		B* 150.80		
APR24'78	PR'FEE		B* .50		
APR24'78	W'DEED		B* 4.00	*	155.30

unimproved ( )
This is improved (X) property, known as 411 Foster Street (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of April, 19 78.

By: James R. Greene, Pres.
Lone Star Coal, Inc.

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STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared JAMES SPENCE and _____ with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be _____ and PRESIDENT respectively of the LONE STAR COAL, INC., the within named bargainor, a corporation, and that HE as such OFFICER 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 JAMES SPENCE as such PRESIDENT and attesting the same by the said JAMES SPENCE as such PRESIDENT.

Witness my hand and seal, at office in DAVIDSON COUNTY, TENNESSEE, this 20th day of APRIL, 1978 Claudia C. Bonnyman Notary Public

Commission expires Sept 8, 1981

CLAUDIA C. BONNYMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Ward, Pres.

Sworn to and subscribed before me
this 20th day of April, 1978.

My commission expires Sept 8, 1981 Notary Public Claudia C. Bonnyman

CLAUDIA C. BONNYMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

CCB

This instrument was prepared by:
WOODS & WOODS, A Professional Association, 121 17th Ave. So., Nashville, Tn. 37203

Name | Address

WARRANTY DEED

FROM LONE STAR COAL, INC.

TO JAMES E. WARD PAINTING & DRYWALL, INC.

E. 6. I. 3. 0. 6.

IDENTIF. REFERENCE

APR 24 8 57 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219