Address of New Owner:
Frank F. Chalfont
301 Old Hickory Blvd.
Nashville, Tenn. 37221

Mail

Tax parcel : 104-3
Map parcel : 7

Mail tax bills: Same

2

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 Dollars cash in hand paid by Frank F. Chalfont (hereinafter call "Grantee") the receipt of which is hereby acknowledged; and for other good and valuable considerations, Carl E. Wood and wife, Eleanor Ann Wood, have bargained and sold, and by these presents do transfer and convey unto the said Grantee his successors and assigns, a certain tract or parcel of land in Davidson County Tennessee, described as follows:

Being situated in the First Civil District, being the southerly 49 feet of Lot No. 6 on the Plan of Shields' Subdivision of Lot No. 45 of Boyd Cockrill Spring tract as record in Book 57, page 51, Register's Office for Davidson County, Tennessee, and being more fully described as follows: Beginning at an iron pin set at the southwesterly corner of said Lot 6 on the easterly margin of 28th Avenue North, that is 140.7 feet northerly of the northerly margin of West End Avenue, as widened, thence; N 34° 06' 50" W, a distance of 49.00 feet to a P.K. nail set, thence; severing Lot 6, N 56° 17' 10" E, a distance of 150.00 feet to a P.K. nail set on the northerly margin of a 10 foot alley, thence; S 56° 17' 10" W, a distance of 150.00 feet to the point of beginning and containing 7,350 square feet or 0.17 acres, as per survey by Ragan-Smith & Associates, Inc. dated Febuary 17, 1978.

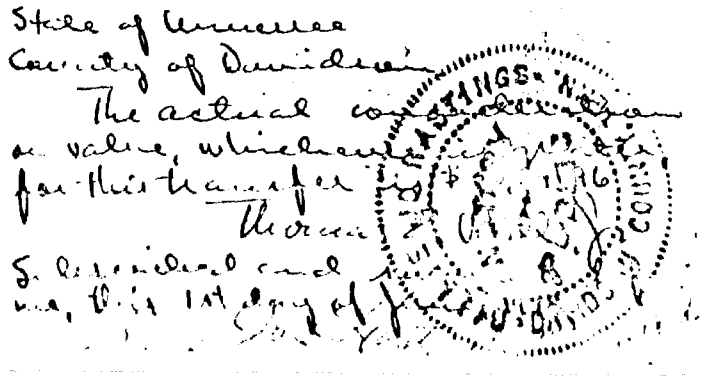
Together with a perpetual exclusive easement appurtenant to the above described fee simple tract, for the purpose of vehicular and pedestrian ingress and egress to and from the above tract, for the use and benefit of the Grantee, his successors, assigns, licensees, tenants, suppliers and customers over and upon and across the following property: The southerly eight (8) feet of Lot 7, and the northerly one(1) foot of Lot 6, being contiguous with the above-described fee simple tract for a depth of one hundred-twenty (120) feet from 28th Avenue North.

Grantors herein reserve an exclusive easement for the purpose of vehicular and pedestrian ingress and egress, to and from the Grantors, their heirs, suppliers and customers, over and across the northerly 10 feet of Lot 6 on the Plan of Shield' Subdivision of Lot 45 of the Boyd Cockrill Spring Tract, of record in Book 57, page 51, said Register's Office, for a depth of 120 feet from 28th Avenue North.

This instrument prepared by:
Thomas E. Watts, Jr.
Attorney at Law
1108 J. C. Bradford Bldg.
Nashville, TN 37219

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $
Affiant

Subscribed and sworn to before me this 14th day of



Being the same property conveyed to Carl E. Wood and wife Eleanor Ann Wood by deed from R. E. Trudel and wife, Mary Frances Trudel of record in Book 5218, page 420, Register's Office for Davidson County, Tennessee.

This property is known as 108 28th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said FRANK F. CHALFONT, his successors, heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor futher covenants and binds himself, his successors, and representatives, to warrant and forever defend the title to said real estate to the said Frank F. Chalfont, his successors, heirs and assigns against the lawful claims of all persons.

Witness our hands this 31st day of May, 1978.

Carl E. Wood

Eleanor Ann Wood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THOMAS E. WATTS, JR. a Notary Public in and for said County and State, Carl E. Wood and wife Eleanor Ann Wood, the within named bargainors, 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 office in Nashville, Tennessee this 31st day of May, 1978.

Thomas E. Watts, Jr.
Notary Public

Commision expires: Aug. 8, 1979

THOMAS E. WATTS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN 2 9 57 AM '78 FELIX A. ENGLISH REGISTER DAVIDSON CO. TENN.

IDENTIF. REFERENCE

E 6871 5.

JUN-28 CONV 53,241.9
JUN-28 S'TAX B* 138.32
JUN-28 PR'FEE B* .50
JUN-28 W'DEED B* 4.00 * 142.82