This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

BOOK 5300 PAGE 978

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. M. Trammell, Jr., et al 500 Church Street Nashville, Tennessee 37219	Same	117-14-139

For and in Consideration of the sum of Three Hundred Thirty-five Thousand and no/100 ($335,000.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James V. Blevins and J. M. Grissim, Partners, have bargained and sold, and by these presents do transfer and convey a one-half undivided interest to G. M. Trammell, Jr., a one-fourth undivided interest to James V. Blevins and a one-fourth undivided interest to J. M. Grissim, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of the Resubdivision of a portion of Lot No. 9 of the Andrew Castleman Estates, of record in Minute Book J, page 30, County Court Clerk's Office, and of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Hillsboro Road, said point being the common front corner of Lots 1 and 2 of of said subdivision; thence with the margin of the same, South 37° 30' 20" West 212.14 feet to an iron pin, said point being the northeasterly corner of the H. G. Hill Realty Company property; thence along the northerly line of the Hill property, North 87° 51' 29" West 258.20 feet to an iron pin; thence leaving said Hill property, North 14° 15' East 249.06 feet to a point, said point being the common rear corner of Lots 1 and 2; thence with the line between said lots, South 75° 45' East 189.19 feet to the face of a building; thence with the same as follows: North 36° 36' East 12.76 feet to a point; thence South 53° 24' East 31.04 feet to a point; thence leaving said building South 75° 45' East 120.47 feet to the point of beginning.

Being the same property conveyed to James V. Blevins and J. M. Grissim, Partners, by deed from Martin Theatres of Georgia, Inc., of record in Book 5300, page 971, Register's Office for Davidson County, Tennessee.

This is improved property known as 4009 & 4011 Hillsboro Rd.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate and title and interest thereto belonging to

the said a one-half undivided interest to G. M. Trammell, Jr., a one-fourth undivided interest to James V. Blevins and a one-fourth undivided interest to J. M. Grissim, as tenants in common, 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, except for the 1978 taxes which are pro-rated and assumed by the Grantees, and such easements, curb cuts and encroachments as are shown on the Plan of record in Book 5190, page 115, Register's Office for Davidson County, Tennessee.

And we, James V. Blevins and J. M. Grissim, partners, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said G. M. Trammell, Jr., James V. Blevins and J. M. Grissim, the grantees herein, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20 day of June, 1978.

E 7.2180

IDENTIF. REFERENCE

JUN 20 12 30 PM '78

FELIX Z. WILEY REGISTER DAVIDSON COUNTY, TENN.

James V. Blevins, Partner

J. M. Grissim, Partner

JUN20'78 CONV * .00 335,000.00

STATE OF TENNESSEE JUN20'78 S'TAX B* 871.00

JUN20'78 PR'FEE B* .50

COUNTY OF DAVIDSON JUN20'78 W'DEED B* 4.00 * 875.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Blevins and J. M. Grissim, Partners, the 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 Nashville, Tennessee, this 20th day of June, 1978.

Notary Public

My commission expires: Feb 4, 1980

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Subscribed and sworn to before me this 20th day of June, 1978.

Affiant

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENN.