Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5316 PAGE 337

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rechter-Davis Properties	SAME	Map 118-3
6414 EAST VALLEY COURT ~~720 ARGYLE AVE~~	(NAME:)	Parcel 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------

----------($10.00)---------- *DOLLARS*

cash in hand paid by Rechter-Davis Properties and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

JUL 26 78 CONV * .00 239,580.00
JUL 26 78 S'TAX B* 622.96
JUL 26 78 PR'FEE B* .50
JUL 26 78 W'DEED B* 6.00 * 629.46

I, Benjamin R. Rechter

have bargained and sold, and by these presents do transfer and convey unto the said Rechter-Davis Properties, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 of Fairground Commercial Park of record in Book 5200, page 74, Register's Office for said County.

Beginning at an iron pin in the southerly margin of the right-of-way of the Louisville and Nashville Railroad, said pin being the common corner between the herein described parcel and Russwurm Heights Section 2 of record in Book 2083, page 101, Register's Office for Davidson County, Tennessee, thence with the common line between the herein described parcel and Russwurm Heights Section 2, South 58° 18' 49" East, 279.60 feet, thence South 08° 55' 00" East, 280.85 feet, thence South 49° 44' 13" West, 110.00 feet to a point in the north margin of Fairground Court, thence with said margin northwestwardly along an arc left having a radius of 50.00 feet, a distance of 84.49 feet, thence along an arc right having a radius of 50.00 feet, a distance 36.14 feet, thence South 84° 19' 57" West, 18.86 feet, thence along an arc right having a radius of 637.89 feet, a distance of 338.27 feet, thence along an arc left having a radius of 188.20 feet a distance of 204.15 feet, thence leaving said margin North 41° 05' 00" West 63.84 feet to the southerly margin of the right-of-way of the Louisville and Nashville Railroad, thence North 48° 55' 00" East 653.50 feet back to the point of beginning.

Being part of the property conveyed to Ben Rechter by deed from Sigma Properties, of record in Book 5274, page 845, Register's Office of Davidson County, Tennessee.

Continued

LINDA K. HARDY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 239,580.00

Subscribed and sworn to before me, this the 26th day of July, 19 78

Affiant

My commission expires: (Affix Seal)

Notary Public

This conveyance is subject to:

Easement granted the United States of America by J. W. Russwurm, etal, of record in Book 1174, page 124, being an easement for a TVA power line crossing the front of the land in question.

Easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage of record in Book 4712, page 496, said Register's Office.

Easement for electric power transmission line granted United States of America from Thomas W. Gardner, et al, by grant of record in Book 1153, page 409, said Register's Office.

Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Mrs. H. J. Kelly, across premises as set out in instrument of record in Book 4260, page 625, said Register's Office.

Easement for electric power transmission lines granted United States of America, from H. J. Kelly and wife, Mabel D. Kelly, by grant of record in Book 1163, page 102, said Register's Office. The foregoing easement is further set forth as TVA Tract No. CN-138, as appears of record in Book 1205, page 5, said Register's Office.

I, Joan Rechter, wife of Benjamin Rechter, join in this conveyance for the purpose of conveying any marital interests I have in the property.

This is improved ( ) unimproved (X) property, known as Fairground Court (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rechter-Davis Properties, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Rechter-Davis Properties *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1978 taxes

And I, Benjamin R. Rechter *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rechter-Davis Properties its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 26th *day of* January, *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.*

Benjamin R. Rechter

Joan Rechter

Joan K Rechter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~Virginia K. Murphree~~, *a Notary Public in and for said County and State, the within named* Benjamin R. Rechter

the bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 26th *day of* July, *19* 78.

Linda K. Hardy, *Notary Public.*

LINDA K. HARDY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 4-18-81 ~~Sept. 26, 1978~~.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Virginia K. Murphree, *a Notary Public in and for said County and State, the within named* Joan Rechter

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 26th *day of* July, *19* 78.

Virginia K. Murphree, *Notary Public.*

VIRGINIA K. MURPHREE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires Sept. 26, 1978.

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 .....

FELIX Z. ZOLLICOFFER REGISTER DAVIDSON COUNTY, TENN.
Jul 26 3 20 PM '78
IDENTIF. REFERENCE
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