This Instrument Was Prepared By:
Lowry F. Kline
Miller, Martin, Hitching, Tipton,
Lenihan & Waterhouse
Tenth Floor, Volunteer Building
Chattanooga, Tennessee 37402

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Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel
S. K. Johnston, Jr. 600 Krystal Building Chattanooga, Tenn. 37402	S. K. Johnston, Jr. 600 Krystal Building Chattanooga, Tenn. 37402	79-41 79-6 Jr

LIMITED WARRANTY DEED

IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, Madison Hayne Hamilton, the Grantor, covenanting that there has been no partition of the hereinafter described real property by written or parol agreement, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto Summerfield K. Johnston, Jr., the Grantee, the Grantor's undivided one-half (1/2) interest as tenant in common, being Grantor's entire interest, in the following tracts or parcels of land in Davidson County, Tennessee:

TRACT NO. I: Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey dated May 8, 1973, by Barge, Waggoner, Sumner, and Cannon, Engineers, as follows:

Beginning at an iron pin in the westerly margin of Centennial Boulevard, said point being 1,036.2 feet from the intersection of the westerly margin of said Boulevard and the easterly margin of the L & N Railroad right-of-way; thence with said westerly margin of Centennial Boulevard south 18° 30' east 290.4 feet to an iron pin; thence south 71° 30' west 300 feet to an iron pin in the easterly margin of the L & N Railroad right-of-way; thence along said easterly margin of said L & N Railroad right-of-way, north 18° 30' west 290.4 feet to an iron pin; said point being the southwesterly corner of the property conveyed to Nashville Steel Corporation; thence north 71° 30' east 300 feet to the point of beginning, containing two acres, more or less.

Being the same property conveyed to Summerfield K. Johnston, Jr., and M. Hayne Hamilton by deed from Walter M. Rowlette and wife, Nancy R. Rowlette, of record in Book 4736, page 68, Register's Office for said County.

map 79 Par 41 Jr

TRACT NO. II: Land in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

The North one-half (1/2) of Lot No. 1 of the Resubdivision of Cockrill Bend Industrial Park being 50' x 300' on the West side of Centennial Boulevard.

Being the same property conveyed to Summerfield K. Johnston, Jr. and Madison Hayne Hamilton by deed from Herman L. Yeatman, Commissioner, Department of Corrections, of record in Book 4971, page 59, said Register's Office. Madison Hayne Hamilton and M. Hayne Hamilton being one and the same person.

TRACT NO. III: Being a parcel of land in the 8th Civil District of Davidson County, Tennessee, located on the west side of Centennial Boulevard west of Ford Motor Company and being part of the property conveyed to the State of Tennessee by deed of record in Book 185, Page 375, R.O.D.C. Tenn., and being part of the same property conveyed by the State of Tennessee to Nashville Steel Corporation by deed of record in Book 3703, Page 412, R.O.D.C., Tenn., more particularly described as follows:

Map 19 Par 6 2d

Beginning at an iron spike in asphalt in the west margin of Centennial Boulevard, 1,020.14 feet southerly from Nashville Steel Corporation's northeast corner, said corner being 50 feet southeasterly from the centerline of L & N Railroad Right-of-Way; thence, S 18° 30' E, 16.05 feet to a point; thence, S 71° 30' W, 300.0 feet to a point in the east Right-of-Way of L & N Railroad; thence, N 18° 30' W, 16.05 feet to an iron pin; thence, N 71° 30' E, 300.0 feet to the point of beginning. Containing 0.11 acre, more or less.

Being the same property conveyed to S. K. Johnston, Jr. and M. Hayne Hamilton by quit-claim deed from the Nashville Steel Corporation of record in Book 5004, page 403, said Register's Office.

This is improved property, known as 6131 Centennial Boulevard.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever in fee simple.

Grantor covenants that he is lawfully seised and possessed as tenant in common of said real estate; has full power and authority to sell and convey the same; and further covenants that except as hereinafter stated the premises are free from encumbrances made by him except as aforesaid; and he will forever warrant and defend the same unto the said Grantee and his heirs and assigns, against the lawful claims and demands of all persons claiming by, through, or under him, except as aforesaid but against none other.

Mary Phil Hamilton, wife of the Grantor, hereby grants, sells and conveys unto the Grantee all right, title, claim and interest of every kind, character, and description whatsoever that she may now have or hereafter acquire as homestead, dower, equity of redemption or otherwise in or to the property herein conveyed.

By accepting this deed, Grantee hereby assumes and agrees to pay, according to the tenor thereof, the unpaid balance of principal and interest of that certain indebtedness of Grantor and Grantee in the original principal amount of $290,000.00 evidenced by that certain promissory note of Grantor and Grantee dated August 9, 1973 payable to the Commerce Union Bank, and payable in monthly installments as therein provided, such note being secured by a first lien by deed of trust on the property conveyed herein to Alfred E. Abbey, Trustee, dated August 9, 1973, and recorded in Book 4736, page 76, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this ~~1st~~ 16th day of ~~January~~ October, 1978.

Madison Hayne Hamilton

Mary Phil Hamilton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me personally appeared Madison Hayne Hamilton and wife, Mary Phil Hamilton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal at office in said county and state this 19th day of October, 1978.

Shirley K. Barber
Notary Public

My commission expires: 5-2-79

SHIRLEY K. BARBER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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AFFIDAVIT OF VALUE

The undersigned, upon being duly sworn pursuant to T.C.A. §67-4102, Item S(1), states that the consideration for the transfer herein, or the value of the property transferred, whichever is greater, is $160,000.00.

Affiant

STATE OF Tennessee)
COUNTY OF Hamilton)

Sworn to and subscribed before me, a Notary Public in the state and county aforesaid, this 1st day of November, 1978.

Ethel C. Brown, Jr.
NOTARY PUBLIC

ETHEL C. BROWN NOTARY PUBLIC HAMILTON CO., TENN.

My commission expires: February 16, 1981

E.98387

IDENTIF. REFERENCE

NOV 3 1 57 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

NOV-3[78]	CONV	90,000.00	160,000.00
NOV-3[78]	CONV	70,000.00	
NOV-3[78] S'TAX			B* 416.00
NOV-3[78] PR'FEE			B* .50
NOV-3[78]	W'DEED		B* 8.00 * 424.50