BOOK 5364 PAGE 679

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy H. Dunn, Trustee	Same	
Suite 1106, United American Bank Bldg. (NAME)	(NAME)	MAP 72-10
Nashville, TN 37219 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 144-344
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Howard Freeman and William Criswell Freeman, successor co-trustees of a Trust created by Trust Agreement dated May 1, 1971 between Robert Lewis Freeman and James Richard Freeman, Grantors, and* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy H. Dunn, Trustee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED ~~AS FOLLOWS TO WIT~~: **

* R.L. Freeman, Trustee, of record in Book 4876, Page 548, Register's Office for Davidson County, Tennessee.

** on Exhibit A attached hereto and incorporated herein by reference as if set forth verbatim.

NOV 16 78 CONV * .00 1,905,780 00
NOV 16 78 S'TAX B* 4,955.06
NOV 16 78 PR'FEE B* .50
NOV 16 78 W'DEED B* 6.00 * 4,961.58

unimproved ( )
This is improved (X) property, known as Litton Park Apartments, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 hand s this 16th day of November, 1978

William Howard Freeman, Trustee — William Criswell Freeman, Trustee

William Howard Freeman, Trustee

William Criswell Freeman, Trustee

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, W. Fred Williams, a Notary Public in and for said County and State, the within named William Howard Freeman and William Criswell Freeman, the bargainor S 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 16 day of November, 1978

Commission Expires: 6/28/81

W. Fred Williams
Notary Public

FRED WILLIAMS ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such 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 as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM

TO

F. 0 0. 5. 3. 0.

IDENTIF. REFERENCE

Nov 16 11 43 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 1,905 780.00

Subscribed and sworn to before me this 16 day of Nov , 1978

My Commission Expires: 6/28/81

W. Fred Williams
Notary Public

FRED WILLIAMS ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

SCHEDULE A

DESCRIPTION:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Eastmoor as of record in Book 547, page 178, said Register's Office, and a tract of 5.13 acres, more or less, described according to a survey made by E. Ralph Roberson, Jr., February 15, 1978, being more particularly described together as follows:

BEGINNING on the northerly margin of Delmas Avenue at the corner of Lots Nos. 5 and 6 on the Plan of Eastmoor Place; thence with the line between the said lots N 19 deg.43'30" East, 234.30 feet to an iron pin; thence N 20 deg.06'20" East, 298.20 feet to an iron pin; thence N 69 deg.18'20" West, 230.46 feet to a concrete monument; thence N 20 deg.57'00" East, 139.68 feet to an iron pin; thence N 18 deg.05'00" East, 101.30 feet to an iron pin; thence N 74 deg.22'00" West 87.00 feet to an iron pin; thence N 19 deg.22'15" East, 120.05 feet to an iron pin; thence S 78 deg.58'00" East, 237.00 feet to an iron pin; thence N 05 deg. 20'00" East, 271.70 feet to an iron pin in the southerly margin of Litton Avenue; thence with said margin south 83 deg.39'30" East, 50.00 feet to an iron pin; thence leaving said Litton Avenue S 05 deg.15'00" West, 340.30 feet to an iron pin; thence S 69 deg.11'00" East, 202.60 feet to an iron pin in the westerly line of the E. B. Rucker Subdivision of record in Book 1130, page 20, said Register's Office; thence with said line S 20 deg.36'00" West, 590.80 feet to an iron pin; thence with the north line of heretofore said Eastmoor Place N 83 deg.57'00" West, 132.00 feet to an iron pin at the northwest corner of Lot No. 7 in said Eastmoor Place Subdivision; thence with the line between said Lot No. 7 and No. 6 of said Subdivision, South 19 deg.43'30" West, 247.70 feet to an iron pin in the northerly margin of Delmas Avenue; thence with said margin N 68 deg.55'30" West, 50.00 feet to the point of beginning and containing an area of 235,343.5 square feet (5.40 acres more or less).

Being the same property conveyed to R. L. Freeman, Trustee by deed from William D. Hail and Dudley C. Miller of record in Book 4570, pages 186 and 187, said Register's Office, and the same property conveyed to R. L. Freeman, Trustee by deed from Elizabeth D. Baagoe of record in Book 4512, pages 73 and 74, said Register's Office. The said R. L. Freeman having since died and J. R. Freeman, being Substitute Trustee by terms of the trust agreement of record in Book 4709, page 562, said Register's Office.