BOOK 5372 PAGE 306

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Nov., 1978.

Notary Public

MY COMMISSION EXPIRES: 5-20-81

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley M. Chernau, Trustee (NAME)	Same (NAME)	(143-12)
218 Third Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90-48905
Nashville, TN 37201 (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,~~ DAVID POLLACK, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY M. CHERNAU, TRUSTEE WITH FULL POWER TO SELL MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY

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

A tract of land in the 9th Civil District of Davidson County, Tennessee, and being more particularly described from a survey by Barge, Waggoner, Sumner and Cannon, dated December 19, 1973, as follows:

Beginning at a point in the northerly margin of Louisville & Nashville Railroad, said point being 25 feet from the center line of track and being the southeast corner of A. B. Beasley, et ux; thence with said Beasley's line, N. 82° 53' W, passing an existing iron pipe at 18.08 feet, in all 738.6 feet to an iron pin, a common corner to Beasley; thence, N. 2° 51' E. 450.4 feet to an iron pin at said Beasley's northeast corner, said point being a common corner to H. G. Hill Realty Company, as of record in Book 888, page 315, said Register's Office, thence northerly with said H. G. Hill Realty Company's property as follows: N. 51° 49' E. 215.0 feet to an iron pin at a fence corner; N. 7° 34' W. 279.9 feet to an iron pin at a fence corner; N. 11° 31' E. 231.0 feet to a point; N. 55° 51' E. 264.0 feet to a point; N. 45° 12' E. 239.3 feet to an existing 2" x 6" cut stone corner; N. 17° 34' E. 96.5 feet to an existing 6" x 6" cut stone corner; N. 0 12' E. 140.4 feet to an iron pin in a fence corner, said point being the southwest corner of H. G. Hill Realty Company's property, as of record in Book 892, page 599, said Register's Office; thence S 88° 47' E. 511.1 feet with an existing fence and said H. G. Hill Realty Company's south line to an existing iron pin at a fence corner, said point being a common corner to Harpeth Glenn Corporation property, as of record in Book 4543, page 804, said Register's Office; thence S 65° 31' E. 450.3 feet with said Harpeth Glenn Corporation's property to a point, said point being a corner to the Louisville & Nashville Railroad property; thence with said railroad property as follows: S 39° 11' W. 963.3 feet to a point; S 50° 49' E. 265.0 feet to a point, said point being 25 feet from the center line of said L & N Railroad track; thence, southwesterly 25 feet from and parallel with said track center line 737.4 feet with a curve to the left having a radius of 5, 754.65 feet to the point of beginning, containing 34.65 acres, more or less.

Being the same property conveyed to David Pollack, Trustee by deed from Mary Louise Lea Tidwell, Overton Lea, and Laura Lea Knox, by deed of record in Book 4780, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 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 my hand this 29th day of December, 1978

David Pollack, Trustee

BOOK 5372 PAGE 307

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Notary Public, a Notary Public in and for said County and State, the within named David Pollack, Trustee

the bargainor S, 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 29th day of November 19 78

Commission expires 11/16/80

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David Pollack, Trustee

TO
Stanley M. Chernau, Trustee

F.03891

IDENTIF. REFERENCE

DEC 6 3 13 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6 78	CONV	64,500.00			
DEC-6 78	S'TAX		B*	167.70	
DEC-6 78	PR'FEE		B*	.50	
DEC-6 78	W'DEED		B*	4.00	* 172.20