THIS INSTRUMENT WAS PREPARED BY: GORDON WYNN
7439 Hwy 70.So.
Nashville, Tennessee

WARRANTY DEED

BOOK 5384 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH E. BOTTS et ux		82-9-132
(NAME:) 1400 Third Ave., No.	(NAME:) Same	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn 37208	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.000.00)
TEN THOUSAND and NO/100---------- *DOLLARS*

I, H. G. WYNN *have bargained and sold, and by these presents do transfer and convey unto the said* KENNETH E. BOTTS & THERESA D. BOTTS
THEIR *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 in the Subdivision of the McGavock City Park lot, of record in Book 57, Page lol, Register's Office for said County.

Said Lot No. 1 fronts 50ft.on the east side of Third Avenue North, formerly College Stræet, and runs back between parallel lines, along the northerly margin of Taylor Street, 137½ feet to an alley.

Being the property conveyed to H. G. Wynn, by deed from Ethel Buist, of record in Book 3702,page 273, Register's Office for said County

That, as part of the consideration for this conveyance, the second party, for itself, its successors and assigns, covenants and agrees to grant a (1) one foot easement along the Northern boundry line for pipes and conduits for electricity, telephone, fence and or any utilities necessary for operation of the adjoining building.

This is unimproved ( ) improved (X) property, known as 1400 (House Number) THIRD AVE., (Street) NORTH NASHVILLE, (P. O. Address:) TENN 37208 (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 Kenneth E. Botts & Theresa D. Botts
Their *heirs and assigns, forever.*

And I *do covenant with the said* Kenneth E. Botts Et Ux
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.*

And I, H. G. WYNN
do further covenant and bind MY *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth E. Botts Et.Ux.
Their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness My *hand this* 22nd. *day of* DECEMBER, *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.*

H. G. Wynn

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $10.000.00.

H. G. Wynn
Affiant

Subscribed and sworn to before me this 22nd day of December, 1978

Notary Public

My Commission Expires 11-6-79

BOOK 5384 PAGE 742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret Keef, a Notary Public in and for said County and State, H.G. WYNN, the within named 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 22nd day of DECEMBER, 1978.

Margaret Keef Notary Public

Commission expires NOVEMBER 6, 1979

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.....

JAN 12 79	CONV	10,000.00			
JAN 12 79	S'TAX		B*	26.00	
JAN 12 79	PR'FEE		B*	.50	
JAN 12 79	W'DEED		B*	4.00	* 30.50

WARRANTY DEED

FROM

H. G. WYNN

TO

KENNETH E. BOTTS Et. Ux.

F. 0 9 4 1 2

IDENTIF. REFERENCE

JAN 12 3 10 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE