3534 02/16 160.50- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FW

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

BOOK 5395 PAGE 965

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Kenneth Jacobs (NAME)	Same (NAME)	34-6
4230 Harding Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3
Nashville TN 37205 (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, The Armstrong Rubber Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Kenneth Jacobs

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:

Being a tract of land in the Second Civil District of Davidson County, Tennessee, located on the southerly margin of Edgefield Junction Road (Myatt Drive), east of and adjacent to Armstrong Commercial Area of record in Book 4885, Page 187, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the point of intersection of the southerly margin of Edgefield Junction Road (Myatt Drive) and the easterly line of Lot No. 1 shown on Armstrong Commercial Area of record in Book 4885, Page 187, Register's Office for Davidson County, Tennessee, said point being approximately 490± feet east of the easterly margin of Gallatin Pike; Thence, with said Edgefield Junction Road with a curve to the left, 63.38 feet to a point, said curve having a radius of 5774.58 feet, a central angle of 00° 37' 44" tangent distance of 31.69 feet, and a chord of S 33°46'23" E, 63.38 feet; thence leaving said Edgefield Junction Road with a curve to the right 59.35 feet on the westerly side of a private drive, said curve having a radius of 40.00 feet, a central angle of 85° 00' 54", tangent distance of 36.66 feet, and a chord of S 8° 25' 12" W, 54.05 feet; thence along said margin of Drive S 50° 55' 39" W, 48.20 feet to a point; thence S 57° 42' W, 181.80 feet to a point; thence, leaving said Drive N 26° 02' W, 60.26 feet to the northeast corner of Rivergate Church of Christ of record in Book 2342, Page 549, and Book 910, Page 441, Register's Office for Davidson County, Tennessee; thence continuing in the same direction with the northerly line of said Church property N 26° 02' W, 50.4 feet to the southeast corner of Lot No. 1 shown on said Armstrong Commercial Area; thence, with the easterly line of said Lot No. 1 N 57° 42' E, 251.22 feet to the southerly margin of Edgefield Junction Road, the point of beginning. Containing 27,757 square feet or 0.64 acre, more or less.

Being part of the same property conveyed to The Armstrong Rubber Company by deed from The Gates Rubber Company of record in Book 4761, Page 518, Register's Office for said County.

The above property is subject to 1979 Metropolitan Government taxes, which have been prorated, and easements and restrictions of record in the 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 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 its hand this 29th day of January, 1996

ATTEST: THE ARMSTRONG RUBBER COMPANY

R. L. Donnelly
Secretary

By: J. H. Cordes
Executive Vice President & Treasurer

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF CONNECTICUT)

COUNTY OF NEW HAVEN)

Before me, Elizabeth J. Simpson, a Notary Public within and for the State and County aforesaid, personally appeared J.H.Cordes and R.L.Donnelly with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Executive Vice President and Treasurer and Secretary respectively of the The Armstrong Rubber Company the within named bargainor, a corporation, and that (he, they) as such Executive Vice President and Treasurer and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. H. Cordes as such Executive Vice President and Treasurer, and attesting the same by the said R.L.Donnelly as such Secretary.

WITNESS my hand and official seal at office at New Haven, Conn.

on this 29 day of January, 1979

NOTARY PUBLIC
My Commission Expires: My Commission Expires March 31, 1980

Elizabeth J. Simpson
Notary Public

ELIZABETH J. SIMPSON NOTARY PUBLIC CONNECTICUT

WARRANTY DEED

FROM

TO

F. 1 4 4 7 9

IDENTIF. REFERENCE

FEB 16 10 25 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Fld
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 60,000.00

Subscribed and sworn to before me this 14th day of Feb, 1979

My Commission Expires: 6/28/81

Alfred Williams
Notary Public

ALFRED WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY TENN.