This instrument prepared by:
Thomas E. Schoenheit, Att.
7th Fl., Home Federal Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5411 PAGE 297

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hallmark Investment Company (NAME)	same (NAME)	71-2
515 Two Mile Parkway (STREET ADDRESS OR ROUTE NUMBER)	" (STREET ADDRESS)	Par 89
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	" (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------
---------- *Dollars,*
cash in hand paid by Hallmark Investment Company, and other good and valuable considerations, receipt of which is hereby acknowledged,

J. B. Michael & Company, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Hallmark Investment Company,

its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

2402 Brick Church Pike, being more particularly described as Lot No. 2 on the plan of E. C. Scruggs, Avondale Subdivision, as of record in Book 57, page 125, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 50 feet on the westerly side of Brick Church Pike and runs back between parallel lines, 140 feet to an alley as indicated on Metro Tax Map 71-2, parcel 89.

Being the same property conveyed to J. B. Michael & Company by deed from James E. Witty and wife, Willie P. Witty, as of record in Book 3769, page 469, Register's Office for Davidson County, Tennessee. Said property being designated Tract IV in that instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,500.00

Subscribed and sworn to before me, this the 27th day of March 19 79

Affiant

My commission expires: July 18, 1982 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 2402 Brick Church Pike, Nashville, (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hallmark Investment Company,

its *(successors), heirs and assigns forever.* Grantor covenant/s that it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1979 taxes, which are prorated at closing and assumed by Grantee.

Grantor further covenant/s and binds its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Hallmark Investment Company,

its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 23D day of MARCH, 1979, *the corporate party* has caused its name to be signed hereto by its duly authorized officers on said day and date.

J. B. MICHAEL & COMPANY, INC.

By: J. B. Michael, Jr., President

J. B. MICHAEL & COMPANY, INC.

BOOK 5411 PAGE 298

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ HAMILTON }

Before me, Paula H. Wright, a Notary Public of the State and County aforesaid, personally appeared J. B. Michael, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the J. B. Michael & Company, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Chattanooga, Tn., this 22nd day of March, 19 79

Paula H. Wright, Notary Public

Commission expires 10/4/81

1819 03/29 63.00- CHECK

WARRANTY DEED

FROM

J. B. Michael & Company

TO

Hallmark Investment Company

F. 20801

IDENTIF. REFERENCE

MAR 29 11 13 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5411 PAGE 299

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

22500.00- CO
58.50 CO TX
.50 PRFEE
4.00 WDEED
CHECK 63.00-
1819A03/29/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.2.0.8.0.1

IDENTIF. REFERENCE

MAR 29 11 13 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 673306