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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as follows: Ashcraft Enterprises, Roebuck Plantation, Sidon, Mississippi 38954

Send Tax Bills to: same

Map-Parcel No. 93-6-1 Pars 41 & 42 JW

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN D. ASHCRAFT, JR., as owner of a 1/32 interest, JOSEPHINE A. SHAW, as owner of a 1/32 interest, WINNIFRED S. MOORE, as owner of a 1/16 interest, MRS. WILLIAM H. SAUNDERS, as owner of a 4/16 interest, MRS. D. D. SAUNDERS, as owner of a 5/16 interest, and MEDORA B. SAUNDERS, as owner of a 5/16 interest, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ASHCRAFT ENTERPRISES, a partnership composed of JOHN D. ASHCRAFT, JR., AND JO ANNE ASHCRAFT hereinafter called the GRANTEES, their heirs and assigns, all their right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Part of Lot No. 89 on the original plan of Nashville, fronting forty-seven (47) feet on the northerly side of Church Street (formerly Spring Street), and running back between parallel lines 60-7/12 feet to a dead line, and being City Nos. 510 and 512 Church Street and more particularly described as follows:

Beginning at a point 125 feet westerly of the northwest corner of Fifth Avenue (formerly Summer Street) and Church Street, and running thence westerly along the northerly margin of Church Street forty-seven (47) feet to the easterly margin of a 16 foot alley, the southwest corner of said Lot No. 89; thence northerly along the easterly margin of said alley sixty (60) feet and seven (7) inches; thence at right angles easterly 47 feet; thence at right angles, and parallel to the easterly margin of said alley 60 feet and 7 inches to the point of beginning.

Being the same property devised under the will of Mrs. Josephine T. Hardin, deceased, of record in Will Book 41, page 224, Probate Court of Davidson County, Tennessee, a 5/16th interest in said property having been conveyed by James E. Saunders to Medora B. Saunders by deed of record in Book 3907, page 112, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (✓) property, known as 510-512 Church St.
(House Number) (Street)

Nashville, Tenn
(P.O. Box) (City of 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. With respect to the foregoing warranties and covenants, each of the above GRANTORS makes such warranties and enter into such covenants only as respects his or her interest. 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 hands this 6th day of May, 1977.

John D Ashcraft Jr.
JOHN D. ASHCRAFT, JR.

Josephine A. Shaw
JOSEPHINE A. SHAW

Winnifred S. Moore
WINNIFRED S. MOORE

Mrs. William H. Saunders
MRS. WILLIAM H. SAUNDERS

Mrs. D D Saunders
MRS. D. D. SAUNDERS

Medora B. Saunders
MEDORA B. SAUNDERS

STATE OF Miss)
COUNTY OF Lafire)

Personally appeared before me, Elizabeth Wells Brewer a Notary Public in and for said County and State, the within named JOHN D. ASHCRAFT, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Greenwood Miss, this 6th day of May, 1977.

Elizabeth Wells Brewer
NOTARY PUBLIC

My Commission Expires: My Commission Expires Aug. 30, 1978

STATE OF Miss)
COUNTY OF Lafire)

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

Witness my hand and official seal at Greenwood Miss, this 6th day of May, 1977.

Elizabeth Wells Brewer
NOTARY PUBLIC

My Commission Expires: My Commission Expires Aug. 30, 1978

STATE OF [redacted]) TENNESSEE
COUNTY OF [redacted]) SHELBY

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

Witness my hand and official seal at Memphis Tenn, this 20th day of May, 1977.

Robert W. Murphy
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 22, 1979

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Shelby)

Personally appeared before me, Robert W. Murphy, a Notary Public in and for said County and State, the within named MRS. WILLIAM H. SAUNDERS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Memphis Tenn, this 20th day of May, 1977.

Robert W. Murphy
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 22, 1979

My Commission Expires:

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STATE OF Georgia
COUNTY OF Elbert)

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

Witness my hand and official seal at Elberton Ga., this 16 day of May, 1977.

Brenda Stinnett
NOTARY PUBLIC

My Commission Expires: Oct 19 1980

STATE OF Florida)
COUNTY OF Sarasota)

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

Witness my hand and official seal at Sarasota Florida, this 24 day of May, 1977.

Janice R. Hardcastle
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires July 30, 1977.

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this conveyance is $109,250.00.

John O. Aderhold, Jr.
Affiant

Subscribed and sworn to before me this 24 day of May, 1977.

Janice E. Wilson
NOTARY PUBLIC

My Commission Expires: Dec. 16, 1980

F.2.1.9.3.4.

IDENTIF. REFERENCE

APR 3 3 03 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

6/83 250.42 CHECK

3214

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

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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

10[illegible]50.00- CO
253.92 CO TX
.50 PRFES
5.00 MORTG
CHECK 390.42-
321[illegible]/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 21934

IDENTIF. REFERENCE

APR 3 3 03 PM '79

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

No. 674670