This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

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1293

06/15/83 283 02- CHECK

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William David Harrison and Thomas E. Piper, as Trustees | William David Harrison et al | 118-3-77, 78, |
| (NAME) | (NAME) P. O. Box 22964 | 79, 80 & 81 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37202 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by William David Harrison and Thomas E. Piper, as Trustees and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said William David Harrison and Thomas E. Piper, as Trustees have assumed and agree to pay the unpaid balances of original indebtednesses in the amounts of $22,000.00, $23,500.00, $16,000.00, $17,000.00, and $20,500.00, secured by installments deeds of record in Book 4802, page 236, Book 4802, page 240, Book 4802, page 244, Book 4802, page 248, and Book 4802, page 252, re-recorded in Book 4829, page 262, respectively, Register's Office for Davidson County, Tennessee, I, Sidney W. Ballard, unmarried

*have this day bargained and sold, and do hereby transfer and convey unto the said* William David Harrison and Thomas E. Piper, as Trustees with either of them independently having full power and authority to sell, encumber, mortgage or convey without the joinder of any beneficiary *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Five tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:
Being Lot No. 22 on the Plan of Bransford Industrial Park, of record in Book 4460, page 33, Register's Office for said County.
Said Lot No. 22 fronts 106.60 feet on the southerly side of Ligon Drive and extends back 185.53 feet on the easterly line and 188.12 feet on the westerly line to a broken rear line measuring 147.57 feet thereon.

Being the same property conveyed to Sidney W. Ballard by deed from Memorial Trust, A Turner, Trustee, of record in Book 4802, page 236, said Register's Office.

TRACT II:
Being Lot No. 23 on the plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for said County.
Said Lot No. 23 fronts 120 feet on the southerly side of Ligon Drive and extends back 188.12 feet on the easterly line and 250.65 feet on the westerly line which is a broken line to a dead line measuring 100.26 feet thereon.

Being the same property conveyed to Sidney W. Ballard by deed from Memorial Trust, A. Turner, Trustee, of record in Book 4802, page 240, said Register's Office.

TRACT III:
Being Lot No. 24 on the Plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for said County.
Beginning at a point in the east margin of Bransford Avenue, said point being the common corner of Lots 24 and 25; thence eastwardly along the common line of Lots 24 and 25, 159.90 feet to a point; thence, north along the common line of Lots 23 and 24, 130.59 feet to a point in the southerly margin of Ligon Drive; thence; with the southerly margin of Ligon Drive, westerly 115.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.0 feet southwesterly 39.27 feet to the easterly margin of Bransford Avenue; thence with the easterly margin of said Avenue southerly 95.0 feet to the point of beginning.

Being the same property conveyed to Sidney W. Ballard by deed from Memorial Trust, A. Turner, Trustee, of record in Book 4802, page 244, said Register's Office.

TRACT IV:
Being Lot No. 25 on the Plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for said County.
Beginning at a point in the easterly margin of Bransford Avenue, said point being the common corner of Lots 24 and 25, thence easterly along the common line of Lots 24 and 25, 159.90 feet to a point; thence, southeast 120.06 feet to a point; thence, south 52 deg. 04' 55" west 16.72 feet to a point; thence, westerly along the common line of Lots 25 and 26, 228.40 feet to a point in the easterly margin of Bransford Avenue; thence, north along the easterly margin of said Avenue 100 feet to the point of beginning.

Being the same property conveyed to Sidney W. Ballard by deed from Memorial Trust, A. Turner, Trustee, of record in Book 4802, page 248, said Register's Office.

TRACT V:
Being Lot No. 26 on the Plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for said County.
Beginning at a point in the easterly margin of Bransford Avenue, said point being the common corner of Lot 25 and 26; thence, easterly along the common line of Lot 25 and 26, 228.40 feet to a point; thence, south 52 deg. 04' 55" west 308.98 feet to a point in the easterly margin of Bransford Avenue and with the easterly margin of said Avenue, North 4 deg. 25' 05" east 208.09 feet to the point of beginning.

Being the same property conveyed to Sidney Ballard by deed from Memorial Trust, A. Turner, Trustee and Woodlawn Development Company, Inc., a Tennessee Corporation, of record in Book 4802, page 252, and re-recorded in Book 4829, page 262, said Register's Office.

This conveyance is subject to an easement for public utilities, anchor easement, sewer line easements, building setback lines and conditions of Owner's Certificate of record in Book 4460, page 33, said Register's Office; and an easement for sanitary sewers and/or strom drainage granted Metropolitan Goverment by Woodlawn Development Co., Inc. of record in Book 3861, page 595, said Register's Office. (Tract III, Tract IV, and Tract V)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 105,200.00

Subscribed and sworn to before me, this the 30th day of July 19 79

My commission expires: 8-12-81 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P.O. Address: ..... (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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* 30th *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sidney W. Ballard

David Harrison

Thomas E. Piper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Doris E. Moran, *a Notary Public in and for said County and State, the within named* Sidney W. Ballard, unmarried

*the 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* 30th *day of* July, *19* 79.

Doris E. Moran, *Notary Public.*

*Commission Expires* 8-12-81.

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STATE OF Tennessee
COUNTY OF Davidson

*Personally appeared before me,* Doris E. Moran, *a Notary Public in and for said County and State, the within named* David Harrison and Thomas E. Piper

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee, *this* 30th *day of* July, *19* 79.

Doris E. Moran, *Notary Public.*

*Commission Expires* 8-12-81.

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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*.....

F. 4 3 9 5 8

IDENTIF. REFERENCE

AUG 3 11 04 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|---|---|
| | | | 10520[illegible].00- | CO |
| | | | 273.52 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 283.02- |
| 1293A08/03/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 3 9 5 8

IDENTIF. REFERENCE

AUG 3 11 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701880