BOOK 5548 PAGE 880

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

FRANCES PORTER DAVIS, et vir,
J. K. DAVIS, and
BETTY PORTER GAIA

TO

WILLIAM F. DILLINGHAM and

JOHN A. HOBBS

For draftsman's use

THIS INSTRUMENT PREPARED BY:
C. ALAN LANCASTER
ATTORNEY AT LAW
SUITE 100, 4207 LEBANON ROAD
HERMITAGE, TENNESSEE 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Dillingham and John A. Hobbs (NAME)	SAME (NAME)	MAP 95-4
2607 Crump Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 40
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BOOK NO. 3DZ-04150

(FOR REGISTER'S USE)

RUSH

F 6992

IDENTIF. REFERENCE

DEC 28 11 36 AM '79

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 80,000.00 William F. Dillingham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December 19 79

Kay Cooper
Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, hereinafter named, and other good and valuable considerations, We, FRANCES PORTER DAVIS et vir, J. K. DAVIS, and BETTY PORTER GAIA, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM F. DILLINGHAM and JOHN A. HOBBS, as equal tenants in common, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northwest portion of Lot No. 1, except parts of said Lot No. 1 now in the Highway, as shown on the Plan of G. W. Vaughan and Ellis Brothers Subdivision of the Arch Harper home place, as recorded in the Register's Office of Davidson County, Tennessee, in Book 332, Page 172, and beginning at a stake on the South margin of Lebanon Pike, as widened, at a point North 78 degrees 45 minutes East 15.9 feet from the intersection of the South margin of Lebanon Pike and the East margin of McGavock Lane as widened; runs thence with the South margin of Lebanon Pike, as

widened, North 78 degrees 45 minutes East 114.1 feet to a stake in the West line of property still owned by Archie C. Combs and wife; thence on a new line with Combs West line, South 1 degree 49 minutes West 125 feet to a spike in a corner of the Combs property; thence continuing with the Combs property South 78 degrees 45 minutes West 130 feet to a stake in the East margin of McGavock Lane, as widened; thence along the East margin of McGavock Lane, as widened, North 1 degree 49 minutes East 109.1 feet to a stake; thence with a curve to the right of radius 20 feet, the length of arc 26.8 feet to the beginning, according to a survey made by John M. Sullivan, County Surveyor on November 8, 1952.

BEING Parcel One of the property conveyed to Frances Porter Davis and Betty Porter Gaia, as equal tenants in common, by deed from Maria E. Porter of record in Book 4305, Page 101, Register's Office for Davidson County, Tennessee, and being the same property conveyed to R. H. Porter (now deceased) by deed from Archie G. Combs and wife, Edna H. Combs of record in Book 2137, Page 56, Register's Office of Davidson County, Tennessee, and subsequently set aside to Maria E. Porter in fee, pursuant to the provisions of the Will of the late R. H. Porter of record in Book 4560, Page 955, Register's Office for Davidson County, Tennessee.

Such property is conveyed subject to: (1) a water main easement recorded in Book 722, Page 259, said Register's Office; (2) Lease to Texaco, Inc. dated January 25, 1967 and Memorandum of which Lease is recorded in Book 4145, Page 475, and Book 4151, Page 499, said Register's Office.

Grantors, for value received, hereby assign to the Grantees the above-mentioned Lease together with all rent reserved thereby.

1979 property taxes to be pro-rated between the parties as of date of Deed.

J. K. Davis, husband of Frances Porter Davis, joins in this conveyance for the purpose of releasing any and all rights he may have in and to said property.

This is (unimproved (X) / improved ( )) property, known as Southeast corner at intersection of Lebanon Road and McGavock Pike, (House Number) (Street) P. O. Address: (City or Town) Nashville, Tennessee (Postal Zone) 37214

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, except as noted herein above.

And we, the Grantors, do further covenant and bind ourselves, our heirs 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.

Witness our hand S this 27th day of December, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Betty Porter Gaia
BETTY PORTER GAIA

Frances Porter Davis by Betty Porter Gaia, Attorney-in-fact (Book 5548, Page 212, Register's Office, Davidson County, Tenn.)
FRANCES PORTER DAVIS BETTY PORTER GAIA

J. K. Davis by Betty Porter Gaia, Attorney-in-fact (Book 5548, Page 212, Register's Office, Davidson County, Tenn.)
J. K. DAVIS BETTY PORTER GAIA

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Porter Gaia,

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

Witness my hand and official seal at Hermitage, Tennessee, this 27th day of December, 19 79

Kay Cooper Notary Public

Commission Expires 11-12-80.

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Porter Gaia, with whom I am personally acquainted, and known to me to be the person who executed the within instrument in behalf of Frances Porter Davis et vir, J. K. Davis, the bargainors, as their attorney-in-fact, and who acknowledged that she executed the within instrument for the purposes therein contained as the free and voluntary act and deed of Frances Porter Davis et vir, J. K. Davis.

Witness my hand and official seal at Hermitage, Tennessee, this 27th day of December, 19 79

Kay Cooper Notary Public

Commission Expires 11-12-80.

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80[illegible].00- CO
200.00 CO TX
.50 PRFEE
9.00 MOFEE
CHECK 217.50-
4300A12/28/79 RAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69921

IDENTIF. REFERENCE

DEC 28 11 36 AM '79

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No. 733921