BOOK 5584 PAGE 510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF March 19 80.

Notary Public

MY COMMISSION EXPIRES: 2-2-81

(AFFIX SEAL)

This Instrument Prepared By:
G. Thomas Shields
Attorney at Law
Suite 100, Cumberland Office Bldg.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert D. Hall et ux (NAME)	same as new owner (NAME)	Map 72-6
1412½ Roberts Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 235
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15 DZ-180

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, LOIS H. MCDANIEL AND ERLE W. HUDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GILBERT D. HALL AND WIFE, JO ANN HALL

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:

(SEE EXHIBIT "A" ATTACHED)

F 82750

IDENTIFICATION REFERENCE

MAR 31 9 52 AM '80

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 3216-3220 Gallatin Road Nashville, TN
(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 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 our hand s this 22nd day of March, 19 80

Lois H. McDaniel

Erle W. Hudson

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County of _____

BOOK 5584 PAGE 511

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

ERLE W. HUDSON

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~~ Bradenton, FLORIDA; ~~Tennessee~~, this 22nd day of March 1980

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 15 1983
BONDED THRU GENERAL INS. UNDERWRITERS

Commission expires _____ Katherine C. Jones
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LOIS H. MCDANIEL

~~and~~ the bargainor, with whom I am personally acquainted ~~and who~~ ~~(his)(her)~~ ~~oath~~ ~~acknowledged~~ ~~themselves~~ ~~to be the~~ and who acknowledged that she executed the within instrument for the purposes therein contained.

~~and~~ ~~respectively of the within named bargainor corporation, and that (he)(she) and~~ ~~being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the~~ ~~as such~~ ~~and attesting the same by the~~ ~~as such~~.

Witness my hand and official seal at office at Madison, Tennessee on this the 2nd day of March, 1980

My commission expires 2-2-81

Diane _____
Notary Public

WARRANTY DEED

FROM

TO

ST. PAUL TITLE
INSURANCE CORPORATION

We're not everyone else.

EXHIBIT "A"

Description:

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

TRACT I:

A certain tract or parcel of land situated at the northeast corner of Loftin Avenue and Gallatin Pike, near Nashville, in the County of Davidson, State of Tennessee, in the Eleventh (11th) Civil District, formerly the Eighteenth Civil District, and being all that part of Lots Thirteen (13), Fourteen (14) and Fifteen (15) of the Plan of the Kenmore Subdivision, which plan is registered in Book 332, page 32, of the Register's Office of Davidson County, Tennessee, lying west of a line fifty (50) feet westwardly from and parallel to the center line of the south bound main track of the Lewisburg Division of the Louisville and Nashville Railroad Company and more particularly described as follows:

Beginning at a point in the northeast corner of Loftin Avenue and Gallatin Pike; thence extending in a northerly direction with the east line of Gallatin Pike a distance of two hundred eleven and five tenths (211.5) feet to the south line of an alley; thence in an easterly direction with said south line of alley a distance of seventy two and six tenths (72.6) feet, more or less, to a point fifty (50) feet westwardly along a radial line from the center line of the south bound main track of the Lewisburg Division; thence in a southerly direction, parallel to and fifty (50) feet westwardly from said center line of south bound main track of the Lewisburg Division a distance of one hundred and ninety (190) feet, more or less, to a point in the north line of Loftin Avenue; thence in a westerly direction with said north line of Loftin Avenue, a distance of one hundred and seventy (170) feet, more or less, to the point of beginning.

Being the same property conveyed to Erle T. Hudson by deed from Houston-McCord Realty Company of record in Book 660, page 600, Register's Office for said County, the said Erle T. Hudson having died 9/24/69 and by will, recorded in Davidson County Probate Court Clerk's office in Minute Book 210, page 46, left a life estate in said property, with remainder to his children, Lois H. McDaniel and Erle W. Hudson, the grantors herein.

Included in the above-described property, but excluded from this conveyance, is that portion of said property taken by the State of Tennessee for highway purposes by Judgment dated 2/21/67 of record in Book 4106, page 45, Register's Office for said County, and described as follows:

Beginning at a point in Hudson's southerly line at the easterly edge of previously existing pavement; said point being 10.5 feet, more or less, east of Erle T. Hudson's west line; running thence along Erle T. Hudson's south line south 82° east 3.3 feet, more or less, to the easterly edge of the present pavement. Thence parallel to the center line of the paving north 22° 15' east along the existing easterly edge of the pavement for 16.6 feet, more or less, to the beginning of a curve to the right of 2780.8 feet radius; thence with said curve to the right for 199.86 feet, more or less, to the beginning of a curve to the left of 2780.8 feet radius; thence continuing along the easterly edge of the present pavement and along said curve to the left for 65.3 feet to Erle T. Hudson's northerly line; thence with Erle T. Hudson's northerly line north 68° 30' west 20.15 feet, more or less, to the easterly edge of the previous pavement; said point being 4.7 feet, more or less, east of Hudson's west line; thence southerly with the easterly edge of said previous pavement 63 feet, more or less, to a point 6.8 feet east of Erle T. Hudson's west line; thence continuing along the easterly edge of the previous pavement southerly 100 feet, more or less, to a point 8.8 feet more or less, east of Erle T. Hudson's west line; thence continuing with said easterly edge of the previously existing pavement, southerly 117.8 feet, more or less, to Erle T. Hudson's southerly line, the point of beginning, and containing approximately 2,580 square feet, and being a part of the same property conveyed to Erle T. Hudson by deed from Houston-McCord Realty Company, of record in Book 660, page 600, Register's Office for Davidson County, Tennessee.

TRACT II:

Being that portion of Loftin Avenue as recorded in Plat Book 332, page 32, Register's Office for Davidson County, Tennessee, but which was never opened or used as a street, conveyed to Erle T. Hudson and wife, Mary White Hudson, by deed from W. N. Hixson and wife, Ida Hixson, of record in Book 1357, page 289, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the center of said Loftin Avenue at its intersection of the right-of-way of the Nashville Railway and Light Company at a point thirty seven and one half feet from the southeast corner of Lot No. 12 of said Plan, Hixson's Lot No. 12, running thence eastwardly in the center of said Loftin Avenue to the right-of-way of said Lewisburg Division of said Louisville and Nashville Railroad Company; thence Eastwardly and with the said right-of-way thirty seven and one half feet to said Hudson's property; thence Westwardly and with said Hudson's property, and being the East line of said Loftin Avenue, to the intersection of said Loftin Avenue with the right-of-way of the said Nashville Railway and Light Company, the northeast corner of said Loftin Avenue and the said right-of-way of said Nashville Railway and Light Company; thence southwardly thirty seven and one half feet, and with said right-of-way to the point of beginning.

The said Erle T. Hudson having predeceased his wife, Mary White Hudson, to whom he left a life estate in said property (Tract I) and who took by right of survivorship the remaining property (Tract II), she also now being deceased, leaving as their only heirs to said property their two children, Lois H. McDaniel and Erle W. Hudson.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5584 PAGE 514

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
		125000.00-	CO	
		325.00	CO TX	
		.50	PRFEE	
		12.00	MOFEE	
			CHECK	337.50-
0657A03/31/80		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F82750

MAR 31 9 52 AM '80

No. 749669