File Book

BOOK 3555 PAGE 228

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. C. Anderson, Trustee		
(NAME) 505 Fesslers Lane	(NAME) Same	106-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS)	148, 149
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Five Star Industries, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. C. Anderson, Trustee

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 HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

This is improved (X) property, known as 505 Fesslers Lane, Nashville, Tennessee unimproved ( )

(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, 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. 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 its hand this 28th day of March, 1980

FIVE STAR INDUSTRIES, INC.

Attest: Tommy G. Wilson-Sec BY: W. Bruce Caudle Pres.

04/01 1080.70- CHECK

968

Form 3

STATE OF _____)

COUNTY OF _____)

BOOK 5585 PAGE 229

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the 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 _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Betty R. Powers, a Notary Public within and for the State and County aforesaid, personally appeared W. Bruce Purcell and Tommy E. Wilson, with whom I am personally acquainted and who upon ~~his oath~~ their several oaths) acknowledged (~~himself~~ themselves) to be the President and Secretary respectively of the Five Star Industries, Inc the within named bargainor, a corporation, and that (~~he~~, they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W. Bruce Purcell as such President, and attesting the same by the said Tommy E. Wilson as such Secretary.

WITNESS my hand and official seal at office at Nashville on this 28 day of March, 1980

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

TO

F. 83001

IDENTIF. REFERENCE

APR 1 11 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 412,000.00

Attest: K L Anderson Trustee

Subscribed and sworn to before me this 28th day of March, 1980

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A TO WARRANTY DEED FROM FIVE STAR INDUSTRIES, INC. TO L. C. ANDERSON TRUSTEE

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the plan of The Lewis Property Resubdivision of Lot Nos. 1 and 2, as of record in Book 4470, page 103, Register's Office for said County, described together as follows:

Beginning at an iron pin on the westerly margin of Fesslers Lane, said pin being South 10 deg. 59 min. West a distance of 172.40 feet from a concrete highway marked at the intersection of the south margin of Rudle Road in the west margin of Fesslers Lane, with the west margin of Fesslers Lane South 10 deg. 59 min. West, a distance of 27.30 feet to a spike in pavement, thence South 01 deg. 49 min. East, a distance of 95.15 feet to a concrete monument, thence with a 2680.5 foot radius curve to the left, a distance of 88.72 feet to a concrete monument, said curve also having a chord bearing of South 10 deg. 13 min. East, and a distance of 88.72 feet, thence leaving the westerly margin of Fesslers Lane North 63 deg. 55 min. West, a distance of 173.16 feet to a concrete monument; thence North 11 deg. 00' East, a distance of 162.97 feet to an iron pin; thence South 79 deg. 19 min. 48 sec. East, a distance of 144.93 feet to the point of beginning and containing 0.67 acres, more or less.

Together with a non-exclusive right of way for purposes of ingress and egress to said premises on, over, and across the following descibed tract of land situated in the City of Nashville, County of Davidson and State of Tennessee described as follows:

Beginning at the Southeast corner of Lot No. 1, thence North 79 deg. 19 min. West, a distance of 67 feet, thence North 47 deg. 45 min. East, a distance of 38 feet, thence north 61 deg. 55 min. East, a distance of 57 feet, thence South 10 deg. 59 min. West, a distance of 66.0 feet, to the point of beginning containing 2476 square feet or 0.057 acres, more or less.

Being the same property conveyed to Five Star Industries, Inc., a Tennessee corporation, by deed from Tom James of America, Inc. a Tennessee corporation, of record in Book 4995, page 39, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1980 Metropolitan Government taxes - a lien but not yet due and payable.

2. Restrictive covenants contained in deed of record in Book 4779, page 979, said Register's Office.

3. The Plan of record in Book 4470, page 103, said Register's Office, shows an owner's certificate, a 15 foot minimum building setback line along the easterly line of Lot No. 2 and Reserved Parcel "A", a spike in pavement on the easterly line of Lot No. 2.

4. Terms and provisions of a lease between Tom James of America, Inc., and State of Tennessee, not of record. Said lease was assigned to Five Star Industries, Inc., by assignment of record in Book 4995, page 34, said Register's Office.

5. Assignment of Leases to Commerce Union Bank, of record in Book 4995, page 45, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5585 PAGE 231

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

412000.00- CO
1071.20 CO TX
.50 PRFEE
9.00 MDEED
CHECK 1080.70-
0968A04/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.83001

IDENTIF. REFERENCE

APR 1 11 12 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 749971