THIS INSTRUMENT PREPARED BY:
James C. Dale, III, Atty.
1406 Nashville City Bank Bldg.
Nashville, TN 37201

WARRANTY DEED

BOOK 5647 PAGE 639

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Dunn, Trustee	SAME	51-8
(NAME): Third National Bank Bldg.	(NAME):	11-12
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tn. 37219	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)

DOLLARS
and other good and valuable consideration including the assumption of the obligation of a Promissory Note in the original principal amount of $150,000.00 dated January 28, 1976, and secured by an Installment Deed of record in Book 4992, page 406, Register's Office for Davidson County, Tennessee,

Henshaw's Homestead House, Inc., a Tennessee corporation has

G.O. 63.74

IDENTIF. REFERENCE

SEP 5 3 33 PM '80

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

~~have~~ does *bargained and sold, and by these presents* ~~&~~ *transfer and convey unto the said* Edward C. Dunn, Trustee, ~~their~~ his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1: Land in Davidson County, Tennessee, being Lots Nos. 8, 9, 10, 11, southerly part of Lots 12 and 13 and part of Douglas Avenue Closed, on the Plan of L. M. Ezell's 38 Home Tracts, not of record, described partly from a survey of W. B. Southgate, Surveyor, dated June 1, 1940 as follows:

Beginning in the south margin of Webster Street, at the corner of Lots 7 and 8; thence with the line between said lots, south 25 deg. 45' west 150 feet to the north boundary of the Montague Drive-In Theater Property; thence along the north boundary of said property and along the rear of Lots Nos. 8-13 both inclusive, north 64 deg. west 300 feet 3 inches to the center of a creek; thence with the center of the creek, north 56 deg. 34' east 172 feet 2 inches to a point in the south margin of Webster Street; which point is 47 feet 3 inches east of the common corner of Lots Nos. 12 and 13; thence with the south margin of said Street, south 64 deg. east 202 feet 9 inches to the point of beginning.

Being the same property conveyed to Henshaw's Homestead House, Inc., a Tennessee corporation, by installment deed from Driver Investments, a partnership composed of Jack Daryl Driver, Celia Driver Ellis, Curtis L. Ellis, Kenneth Driver and Kenneth Driver, Trustee, for the trust created by declaration of trust by Carson C. Driver, Jr., and wife, Doris B. Driver, for the benefit of their grandchildren dated October 1, 1974, of record in Book 4992, page 406, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on an unrecorded subdivision of a tract of land in the 11th Civil District of said County, and described according to a survey made by John M. Sullivan, Surveyor, as follows:

Beginning at a point in the south margin of Webster Street, 250 feet west of a point in the west margin of Gallatin Pike, where said margin of Webster Street intersects with the Gallatin Pike, thence south, parallel with the Gallatin Pike, and 250 feet west of the west margin of the same, 150 feet to a point in the north line of the tract deeded by L.M. Ezell to Joe C. Moore and wife, by deed of record in Book 1116, page 242, Register's Office for said County; thence west with Joe C.

(CONTINUED ON BACK OF THIS PAGE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 150,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of Sept., 1980

My commission expires: 4/17/83 (Affix Seal)

Notary Public

Moore's north line 100 feet to a point; thence north 150 feet to a point in the southerly margin of Webster Street; thence east with the south margin of Webster Street, 100 feet to the beginning.

Being the same property conveyed to Henshaw's Homestead House, Inc., a Tennessee corporation, by installment deed from Driver Investments, a partnership composed of Jack Daryl Driver, Celia Driver Ellis, Curtis L. Ellis, Kenneth Driver and Kenneth Driver, Trustee, for the trust created by declaration of trust by Carson C. Driver, Jr., and wife, Doris B. Driver, for the benefit of their grandchildren dated October 1, 1974, of record in Book 4992, page 406, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 106-108 West Webster St., Madison, Tn. 37115
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward C. Dunn, Trustee, his *heirs and assigns, forever.*

And it does *covenant with the said* Edward C. Dunn, Trustee, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1980 property taxes, a lien, but not yet due and payable, and the lien of the installment deed herein assumed of record in Book 4992, page 406, Register's Office for Davidson County, Tennessee.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors, and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Edward C. Dunn, Trustee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 5th *day of* September, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HENSHAW'S HOMESTEAD HOUSE, INC.

BY: William E. Moore, President

The undersigned hereby acknowledges and assumes the obligation of the Installment Deed of record in Book 4992, page 406, R.O.D.C.

EDWARD C. DUNN, TRUSTEE Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Dale, III, *a Notary Public in and for said County and State, the within named* Edward C. Dunn, Trustee,

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* 5th *day of* September, *19* 80.

James C Dale III, *Notary Public.*

Commission Expires 4/17/83.

STATE OF.....
COUNTY OF.....

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*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James C. Dale, III, *a Notary Public of the State and County aforesaid, personally appeared* William E. Moore, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of* ~~the~~ Henshaw's Homestead House, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 5th *day of* September, *19* 80.

James C Dale III
Notary Public

Commission Expires 4/17/83.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5647 PAGE 642

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

284700.00- CO
584.22 CO TX
.50 PRFEE
5.00 WDEED
CHECK 593.72-
0493A09/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

606374

IDENTIF. REFERENCE T

SEP 5 3 33 PM '80

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

No. 778419