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

WARRANTY DEED

BOOK 5688 PAGE 569

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S & W Development Co.	SAME	106-3-8
(NAME)	(NAME)	
711 Hill Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn. 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by S & W Development Company, a Tennessee partnership composed of W. Walter Williams, Jr. and Robert A. Shumate and other good and valuable considerations ~~Co.~~ accepted as cash, the receipt of all of which is hereby acknowledged,

Third National Bank, Trustee under the Will of Harry Guess, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said S & W Development Co.

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of Lot 2 on the Map of the Emily Baird Subdivision, not of record, described as follows:

Beginning at a point in the southerly line of the Elm Hill or Stones River Road, where the same intersects the east line of the right-of-way of the L. & N. Railroad; thence with said railroad right-of-way, south 47 deg. 15' west 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said avenue, south 3 deg. 30' east 200 feet to a point in the north line of the Lebanon Branch of the Nashville Chattanooga and St. Louis right-of-way; thence with said right-of-way, north 1 deg. east 128.5 feet to a point, the southwest corner of the Copeland Lot; thence with Copeland's west line, north 5 deg. 30' west 236.5 feet to a point in the south line of the Elm Hill or Stones River Road; thence with the same, south 84 deg. 15' west 74 feet to the point of beginning.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed of record in Book 3678, page 539, Register's Office for said County:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being a part of Lot No. 2 on the map of the Emily Baird Subdivision, not of record and described as follows:

Beginning at a point in the southerly line of the Elm Hill or Stones River Road, where the same intersects the east line of the right-of-way of the L. & N. Railroad; thence with said railroad right-of-way, south 47 deg. 15' west 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said avenue, south 3 deg. 30' east 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga & St. Louis right-of-way; thence with said right-of-way, north 1 deg. east 28 feet, more or less to a point; thence northerly with a curve along the east right-of-way of the newly relocated Arlington Avenue, 179 feet, more or less to a point; thence continuing northerly with said newly relocated Arlington Avenue, 30 feet more or less to a point; thence northeasterly along the arch of a 35-foot radius with said newly relocated Arlington Avenue, 55 feet more or less to a point in the southerly line of Elm Hill or Stones River Road; thence with same south 84 deg. 15' west 30 feet more or less to the point of beginning.

Being the same property devised to Third National Bank, formerly Nashville Bank & Trust Company, as Trustee, under the terms of the will of Harry Guess, as of record in Will Book 81, page 205, Register's Office for said County.

G 2-1-1-51

RUSH

BOOK 5688 PAGE 570

IDENTIF. REFERENCE

DEC 10 2 44 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Subscribed and sworn to before me, this the 4th day of December 1980

L S Williams
Affiant

My commission expires: My Commission Expires APRIL 17, 1983
(Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 1303 Elm Hill Pike, Nashville, Tennessee 37210
(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 4th day of December 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIRD NATIONAL BANK, TRUSTEE

By: L S Williams
ASST. V. P. & TRUST REAL ESTATE OFFICER

Attest: Everett B. Stipulacz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Clara McDonald *, a Notary Public of the State and County aforesaid, personally appeared* L. S. Williams *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* ASST. V. P. & TRUST REAL ESTATE OFFICER *of the* Third National Bank *, the within named bargainor, a corporation, and that* he *as such* ASST. V. P. & TRUST REAL ESTATE OFFICER *, 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* ASST. V. P. & TRUST REAL ESTATE OFFICER.

Witness my hand and seal, at office in Nashville TN
this 8 *day of* December *, 19* 80.

Clara McDonald
Notary Public

My Commission Expires APRIL 17, 1983

Commission Expires.....

CLARA McDONALD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5688 PAGE 572

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

8605.00- CO
78.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 82.30-
523 A12/10/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 1 5 1

IDENTIF. REFERENCE

DEC 10 2 45 PM '80

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

No. 796534