PREPARED BY: HARLAN DODSON, JR., Attorney
900 Nashville City Bank Bldg.
Nashville, Tennessee 37201

BOOK 5693 PAGE 815

WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Frank C. Davis, Jr. | | 51-11-68 |
| % Frank Davis Buick Inc. | | 51-11-69 |
| Box 248 Madison Tenn | | 51-11-72 |

For and in consideration of the sum of One ($1.00) Dollar cash in hand paid by Frank C. Davis, Jr., and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, C. Michael Norton, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Frank C. Davis, Jr., 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 the 11th Civil District of Davidson County, Tennessee, being part of the southerly part of Lot No. 3 lying west of the Gallatin Pike on the Plan of lands of N. C. Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, and Lot No. 1 on the Map of Hayesboro Subdivision, as of record in Book 421, Page 59, Register's Office for said County, described according to a survey by Turner Engineering Company, Inc., Consulting Engineers, dated May 29, 1968, as follows:

Beginning at an iron pin on the east margin of the Louisville and Nashville Railroad right of way that is N. 21 degrees 42 minutes 25 seconds E. a distance of 363.85 feet from the north margin of the National Cemetery; thence with said Railroad right of way, N. 21 degrees 42 minutes 25 seconds E. a distance of 276.90 feet to an iron pin; thence S. 70 degrees 59 minutes 15 seconds E. a distance of 572.84 feet to an iron pin on the west margin of Gallatin Pike; thence in a southerly direction with a 1929.9' radius curve to the left a distance of 270.14 feet to an iron pin; thence N. 71 degrees 39 minutes 10 seconds W. a distance of 588.67 feet to the point of beginning and containing 157,817 square feet or 3.62 acres, more or less.

TRACT NO. 2:

Land in the 4th Councilmanic District of Davidson County, Tennessee, being the southwesterly part of Lot No. 3, being west of Gallatin Pike, on the plan of the lands of N. O. Love, deceased, as of record in Minute Book 7, Page 176 of the County Court of said County and described as follows:

Beginning at an iron pin located in the intersection of northern right of way margin of a proposed street and the eastern right of way margin of the Louisville and Nashville Railroad; thence with eastern right of way margin of said railroad N. 18 degrees 05 minutes 25 seconds E. 211.11 feet to an iron pin in the southwest corner of the W. R. Dunn property; thence along the southern property line of said property S. 75 degrees 13 minutes 05 seconds E. 183.23 feet to a rock corner stone; thence S. 18 degrees 24 minutes 54 seconds W. 169.76 feet to a rock corner stone in the northern right of way margin of a proposed street; thence with right of way of said street N. 87 degrees 50 minutes W. 189.22

12/23 2352.50- CHECK

1931

feet to the point of beginning, said tract containing 0.80 acres.

TRACT NO. 3:

An easement for ingress and egress to the property to the North of Tracts 1 and 2 as follows:

Beginning with a rock corner stone located in the northeast corner of the above described property; thence S 18 degrees 24 minutes 54 seconds W. 10.03 feet to an iron pin; thence S. 75 degrees 13 minutes 05 seconds E. 422.83 feet to a R.R. spike in the western right of way margin of Gallatin Pike; thence along said right of way with a curve to the right having a radius of 1937.7 feet and a distance of 10.0 feet to a R.R. spike; thence leaving said right of way N. 75 degrees 13 minutes 05 seconds W. 421.01 feet to the point of beginning.

Being the same property conveyed to C. Michael Norton, Trustee, by deed from Abko Properties, Inc., dated December 22, 1980, of record in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $900,000.00.

AFFIANT

Subscribed and sworn to before me, this the 22nd day of December, 1980.

NOTARY PUBLIC

My Commission Expires:
1/22/84

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The consideration for this conveyance is $900,000.00, to be paid by Frank C. Davis, Jr., by assuming the mortgage in the name of C. Michael Norton, Trustee, on said property, being Fidelity Federal Savings and Loan Association, No. 74007-6, the release of C. Michael Norton, Trustee and the substitution of Frank C. Davis, Jr., as mortgagor and maker of said Note, the transfer of real property by Frank C. Davis, Jr., et ux, Grace K. Davis to C. Michael Norton, Trustee, by deed of even date herewith at a value of $325,000.00.

The said Frank C. Davis, Jr., by joining in this deed expressly agrees that, in consideration of Fidelity Federal Savings and Loan Association releasing C. Michael Norton, Trustee, and permitting him to assume the mortgage as above set forth, he will pay interest on said mortgage No. 74007-6 at Thirteen (13%) percent per annum; and the said Fidelity Federal Savings and Loan Association joins in this instrument for the sole purpose of agreeing that C. Michael Norton, Trustee, is released from said mortgage note and that Frank C. Davis, Jr. assumes the mortgage on the said property as above recited under the conditions above recited.

Grace K. Davis, wife of Frank C. Davis, Jr., joins herein solely to release any marital rights which she might have in the said mortgaged property.

WITNESS our hands this the 22nd day of December, 1980, the corporate parties, if any, having caused their names to be signed by the duly authorized officers on said date.

C. Michael Norton, Trustee
C. MICHAEL NORTON, TRUSTEE

FRANK C. DAVIS, JR.

Grace K. Davis
GRACE K. DAVIS

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

ATTEST: Joe E. Walton

BY Larry W. Marlow

ITS: Assistant Vice-President

G2311.65

IDENTIF. REFERENCE

FILED DEC 23 1 10 PM '80
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared C. MICHAEL NORTON, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of December, 1980.

Nancy M. Allen
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 17, 1982

STATE OF TENNESSEE
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, FRANK C. DAVIS, JR., the within named 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 the 22nd day of December, 1980.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires:
1/22/84

STATE OF TENNESSEE
COUNTY OF Davidson :

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GRACE K. DAVIS, the within named 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 Nashville, Tennessee, this the 23rd day of December, 1980.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires:
1/22/84

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority a Notary Public of the State and County aforesaid, personally appeared Larry W. Marlow, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Assistant Vice-President of FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, the within named bargainor, a corporation, and that he as such Assistant Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice-President.

WITNESS my hand and seal, at office in Nashville, Tennessee, on this the 23rd day of December, 1980.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires:
1/22/84

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5693 PAGE 819

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 900000.00- CO | |
| | | | 2340.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 2352.50- | |
| 1931 | A | 12/23/80 | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 2.3 1.6 5

IDENTIF. REFERENCE

DEC 23 1 10 PM '80

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

**No. 799141**