BOOK 5765 PAGE 45 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
$650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 81

Notary Public

MY COMMISSION EXPIRES: 11/28/84
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
401 UNION STREET
NASHVILLE, TENN. 37219

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley D. Lindsey & Assoc. (NAME)	same (NAME)	104-10-149
3716 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-10-151
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	104-10-151.1
		104-10-157.1

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, Czar Industries, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley D. Lindsey & Associates, Ltd.

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:

Tract No. I:

Land in Davidson County, Tennessee, being Lots 2, 3 and 4 of Section 1 of Resubdivision of record in Book 5200, page 298, Register's Office for Davidson County, Tennessee, R. W. Grizzard Subdivision of part of the Bosley tract, not of record, described as follows:

Beginning on the northeasterly margin of 33rd Avenue South at the Northwest corner of Lot No. 1 of R. W. Grizzard's Subdivision, of record in Book 3500, page 97, Register's Office for said County; thence with the northerly line of Lot No. 1 N 71 deg. 50' E 171.5 feet; thence N 07 deg. 01' E 89.23 feet, thence N 84 deg. 07' W 38 feet; thence N 08 deg. 22' E 17.61 feet; thence N. 81 deg. 38' W 131.33 feet to the easterly margin of 33rd Avenue South; thence with the same S 08 deg. 22' W 98.9 feet; thence around a slight curve southwesterly 85.45 feet to the beginning.

Tract No. II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 155, 156, 158 on the Plan of R. W. Grizzard's Subdivision of the Bosley Tract, not of record, described as follows:

"Legal Description Continued"

This is unimproved ( ) improved ( ) property, known as _____ (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 my hand, this 30th day of June, 1981

Czar Industries, Inc.

by: Stanley D. Lindsey

Stanley D. Lindsey, President

4564 07/02 1693 66 FEDERAL

STATE OF TENNESSEE
Davidson County

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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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stanley D. Lindsey and ~~xxx~~ (his oath) (himself) with whom I am personally acquainted and who upon (their ~~several oaths~~) acknowledged (~~themselves~~) to be the President and ~~_____~~ respectively of the Czar Industries, Inc. the within named bargainor, and corporation, and that (he) as such President and ~~_____~~ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Stanley D. Lindsey as such President, ~~and attesting the same by the said~~ ~~as such~~ _____

Witness my hand and official seal at office at Nashville, TN on this the 30th day of June, 19 81

My commission expires 10-17-82

_____
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM

Czar Industries, Inc.

TO

Stanley D. Lindsey

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

Beginning at a point on the westerly margin of Thirty Second Avenue South, being the southeast corner of the property conveyed to William D. Goodwin and wife, of record in Book 5723, page 261, said Register's Office, thence with the westerly margin of Thirty Second Avenue South, southerly 97 feet to a point; said point being 50 feet from the northwest intersection of Thirty Second Avenue South and Overlook Drive; thence westerly 182.5 feet thence northeasterly 59 feet to a point in the southerly line of the William D. Goodwin property; thence with Goodwin's line easterly 109 feet to the beginning.

Being the same property conveyed to Czar Industries, Ltd., by deed from Stanley D. Lindsey and wife, Kathryn Mathes Lindsey of record in Book 5747, page 923, and by deed of correction in Book_____, page_____, Register's Office for Davidson County, Tennessee.

Tract No. III:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Dr. R. W. Grizzard's Subdivision of part of Resubdivision of Lot No. 157 as of record in Book 3500, page 97, Register's Office for said County.

Said Lot No. 1 fronts 70 feet on the easterly side of 33rd Avenue South, as widened, and runs back between lines, 154 feet on the southerly line and 171.5 feet on the northerly line, to a dead line in the rear on which it measures 33 feet.

Being the same property conveyed to Stanley D. Lindsey by deed from Cawthon A. Bowen and wife, Martha Noel Bowen of record in Book 5359, page 358, Register's Office for Davidson County, Tennessee, and by deed of correction in Book_____, page_____, Register's Office for Davidson County, Tennessee, to Czar Industries, Ltd.

The said Czar Industries, Ltd., now being Czar Industries, Inc.

64901 2
IDENTIF. REFERENCE
Jul 2 9 50 AM '81
RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5765 PAGE 48

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
			650[illegible].00- CO	
			1690.50 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 1690.50-	
			4564A07/02/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G4.9UI2

IDENTIF. REFERENCE

JUL 2 9 50 AM '81

No. 830553