CORPORATION DEED OR MORTGAGE—No. 32

apco ™ LEGAL FORMS
anderson publishing co. cincinnati, ohio 45201

New ~~Owner's Address:~~ ~~Send Tax Statements: Same~~
H&M Realty Company
1320 Elm Hill Pike
Nashville, Tennessee 37210

BOOK 5776 PAGE 468

Know All Men by These Presents:

Map 106-9
Par 68.00

That

HICKORY RENTAL COMPANY

the grantor,

a corporation organized and existing under the laws of the State of Tennessee

in consideration of One Dollar ($1.00) and other good and valuable considerations

to it paid by

H and M REALTY CO., a partnership composed of James M. McFarlin and Riggs L. Hayes, Sr.

whose address is 1320 Elm Hill Pike, Nashville, Tennessee, 37210

the receipt whereof is hereby acknowledged, does hereby ***Grant, Bargain, Sell and Convey*** *to the said*

H and M REALTY CO., a partnership composed of James M. McFarlin and Riggs L. Hayes, Sr.

its ~~heirs~~, *successors*[1] *and assigns forever,*

the following described ***Real Estate***[2]**:**

See Exhibit A attached hereto.

Subject to easements, agreements and restrictions of record.

Being the same conveyed to Grantor herein by Deed recorded in Book 5178, page 316, Davidson County, Tennessee records.

65949

IDENTIFICATION REFERENCE

JUL 30 12 04 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED $ 9.50 STATE TAX 27.50 CLERK

and all the ***Estate, Title and Interest*** *of the said*

HICKORY RENTAL COMPANY

grantor,

either in Law or Equity, in and to the said premises; ***Together*** *with all the privileges and appurtenances to the same belonging:* ***To have and to hold*** *the same to the only proper use of the said*

H and M REALTY CO.

its ~~heirs,~~ *successors and assigns forever.*

And the said

HICKORY RENTAL COMPANY

grantor,

for itself and for its successors, hereby ***Covenants*** *with the said*

H and M REALTY CO.

its ~~heirs,~~ *successors and assigns,*

that it is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is ***Clear, Free and Unincumbered; And further,*** *That it* ***does Warrant and will Defend*** *the same against all claims of all persons whomsoever:*; excepting taxes and assessments, if any, due and payable in October 1981 and thereafter, which Grantee herein assumes and agrees to pay.

By accepting this Deed, Grantee assumes and agrees to pay that Deed of Trust executed by Hickory Rental Company to Mike Loffi, Trustee of record in Book 5232, page 919, to secure a note dated December 6, 1977, in the principal amount of $250,000.00 payable to The Ohio National Life Insurance Company, the unpaid principal balance of which is $237,953.98 as of July 1, 1981.

Land in the Sixth Civil District of Davidson County, Tennessee, being part of the 13.7 acres, more or less, tract shown on the boundary survey of the McIntyre property as of record in Book 445, page 200, Register's Office for Davidson County, Tennessee, said survey being made by W. W. Turner Company, Engineers, July 25, 1953, and more particularly described as follows:

Beginning at a point in the easterly right-of-way of L & N Railway at a concrete monument, said point being at the southwest terminus of a 42-1/2 foot strip dedicated for a roadway to Woodycrest Avenue, thence with the easterly right-of-way of the L & N Railway a distance of 320 feet to a point in the easterly right-of-way of the L & N Railway, which point is 320 feet south of said monument and which point is the real point of beginning of the property conveyed herein; thence with the easterly right-of-way of L & N Railway along a curve to the left with a radius of 2,815 feet, a distance of 550 feet, more or less, to a point; thence leaving said right-of-way South 86°21' east 350 feet to a point, said point being 50 feet west of the east property line of said 13.7 acre, more or less, tract; thence north 3°39' east 500 feet to a point; thence north 86°21' west 125 feet, more or less, to the point of beginning, and containing 2.7 acres, more or less.

Together with an easement for ingress and egress over a 50 foot wide tract of land lying east of and along the easterly line of the hereinabove described tract being conveyed herein.

Together with an easement for ingress and egress to Kilvington Blvd., formerly Old Woodycrest Avenue, over the following described tract of land:

A tract of land lying north of and adjacent to the hereinabove described 50 foot easement, being 40 feet, more or less, in width, and running in a northerly direction to Kilvington Blvd., formerly Old Woodycrest Avenue.

Being the same property conveyed to Hickory Rental Company, a corporation by deed from Blount National Bank, Trustee for Woodlawn Memorial Park of Nashville, Inc. Perpetual Care Fund of record in Book 5178, page 316, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

In Witness Whereof, *The said*
HICKORY RENTAL COMPANY
grantor, has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed, by Richard T. Keller *its President, and its Secretary, thereunto duly authorized by resolution of its Board of Directors, this* 17th *day of* July 1981.

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Signed and acknowledged in presence of us:

Cathy Condon

HICKORY RENTAL COMPANY

By _____
Richard T. Keller *President*

Secretary

State of Ohio **County of** Hamilton **ss.**

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Richard T. Keller with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of HICKORY RENTAL COMPANY the within named bargainor, a corporation, and that he as such 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 such President.

WITNESS my hand and Official Seal at office this 17th day of July 19 81.

Notary Public

MY COMMISSION EXPIRES:

NOTARIAL SEAL STATE OF OHIO

JAY A. ROSENBERG, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O. R. C.

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $350,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale..

Sworn to and subscribed before me this the 29th day of July, 1981.

Notary Public Com. 3/25/

This instrument was prepared by Jay A. Rosenberg, Attorney-at-Law
201 East Fifth Street
Cincinnati, Ohio 45202

(1) If the Deed is to a natural person, delete "successors." If to a corporation delete "heirs."
(2) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (Ohio R.C. § 319.20)
(3) In Ohio, failure to affix the corporate seal shall not affect the validity of any instrument. (Ohio R.C. § 1701.13[B])

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5776 PAGE 472

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
			350000.00- CO	
			910.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	922.50-
9518	A07/30/81		SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.2.9 4 9

IDENTIF. REFERENCE

JUL 30 12 04 PM '81

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

No. 835321