Esc. #81 30 179 TTS
Title #261682 PNTL

(1)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Miramar Investments	same	118-6-138
(NAME) 11300 Weddington Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) North Hollywood, Ca. 91601	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5980 PAGE 149

For and in consideration of the sum of $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, DOLLARS

BENJAMIN H. ERNST

have bargained and sold, and by these presents do transfer and convey unto the said MIRAMAR INVESTMENTS, a California corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

All that certain plot or parcel of land situated in the Town of Nashville, Davidson County, Tennessee, being more particularly described as 798 Berry Road, Berry Hill, Tennessee, being further described as:

Beginning at a point in the northerly margin of Berry Road and the westerly right-of-way line of the L&N Railroad and running thence northerly with said right-of-way 535 feet to a point 112 feet south of the intersection of the L&N Railroad and the southerly margin of the Tennessee Central Railway; thence running South 77°32'05" West 120.51 feet to a point in the easterly right-of-way line of I-65; thence with said right-of-way south 01° 53' West, 155 feet to a point; thence with said right-of-way line 375.6 feet to a point in the Northerly margin of Berry Road 100 feet west of the westerly L&N Railroad right-of-way; thence easterly with said Berry Road margin 100 feet to the point of beginning, containing approximately 57,079 square feet.

Being property vested in Benjamin H. Ernst as to a 15% undivided interest by deed from Emily H. Ernst of record in Book 4666, page 303 and an 85% undivided interest in Benjamin H. Ernst as devisee under the will of Emily Harpell Ernst of record in Will Book 131, page 6, Probate Court, Davidson County, Tennessee.

A 10 foot easement is hereby retained in the above described property by the grantor for ingress and egress along the entire westerly line of said tract.

This is unimproved ( ) improved ( ) property, known as 798 Berry Road, (House Number) (Street)
Berry Hill, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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 17th day of December 1982

Dorothy S. Ernst
Dorothy S. Ernst

Benjamin H. Ernst
Benjamin H. Ernst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, JOE E. WOOTTEN, a Notary Public in and for said County and State, the within named BENJAMIN H. ERNST + DOROTHY S ERNST

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 TENN, this 17 day of DECEMBER, 1982.

My commission expires _____ Notary Public Joe E Wootten

My Commission Expires OCT. 8, 1984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 260 000 00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe E Wootten

Sworn to and subscribed before me this 21st day of Dec, 1982.

My commission expires 4-22-84 Notary Public Peter A Martin

This instrument was prepared by:

Truman S. Wrenne, Attorney
Nashville, Tennessee 39219

Name | Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 20 3 02 PM '82

IDENTIF. REFERENCE

H 2 2 3 3 7 0 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5980 PAGE 151

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

26000.00- CO
676.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 682.50-
6516A12/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H22337

IDENTIF. REFERENCE

DEC 20 3 02 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916754