WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

J. H. Baker, Trustee
7197 Old Hickory Jackson Parkway
Hermitage, Tn 37076

Same

map 96-1 Par 22
map 96 1 Par 23
map 96 1 Par 23.1

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 5990 PAGE 340

I, CARL N. GESSLER, have bargained and sold, and by these presents, do transfer and convey unto the said J. H. BAKER, TRUSTEE, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Being Lot No. 4 in the Stanford-Guill Property of record in Book 843, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 129 1/2 feet on the road and runs South 2 1/2° East, 440 feet to a corner in fence; thence South 88 1/4°, 126 feet to the corner in the dead line of Lot No. 5; thence North 2 1/2° East, 436 feet to the road.

TRACT 2: Being Lot No. 5 in the Stanford Guill Property, a plan of which is of record in Book 843, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 129-1/2 feet on said road, and runs back between parallel lines, 436 feet to a dead line as shown in said plan.

TRACT 3: Being Lot No. 6 on the Map showing Subdivision of the Stanford-Guill Property, at Donelson, Tennessee, as of record in Plan Book 843, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 129 1/2 feet on the southerly side of a 30-foot road and runs back between parallel lines, 436 feet to a dead line.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $120,000.00.

Subscribed and sworn to before me, this 6th day of January, 1983.

J H Baker, Trustee
Affiant

My commission Expires: 4-21-85

Notary Public

[illegible], BOULT & BENNETT, P.
P. O. BOX 2707
NASHVILLE, TENN. 37219

Being part of the same property conveyed to Carl N. Gessler by deed from Medical Enterprises of Donelson, Inc., of record in Book 5512, page 480, Register's Office for Davidson County, Tennessee.

Tracts 1 and 3 are improved property, known as 101-103 and 107 Benson Avenue, Nashville, Tennessee, Tract 2 is unimproved property, known as 105 Benson Avenue, Nashville, Tennessee.

Tracts 2 and 3 are subject to a sanitary sewer easement of record in Book 4806, page 517, Register's Office for Davidson County, Tennessee. Tract 1 is subject to an easement which is of record in Book 4774, page 923, Register's Office for Davidson County, Tennessee. Margaret Gessler, wife of the said Carl N. Gessler, joins in this conveyance for the purpose of conveying and releasing any rights which she might have in said property by reason of the marital status.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said J. H. BAKER, TRUSTEE, with full power to sell, mortgage, transfer or convey, without the joinder of any beneficiary, his successors and assigns forever.

And I do covenant with the said J. H. Baker, Trustee, his successors and assigns, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the years 1982 and 1983, subject to which this conveyance is executed.

No subdivision lots or houses are to be sold until all roads, water lines, electric lines and sewers are installed in accordance with plans submitted to Nashville and Davidson County Metropolitan Planning Commission under proposal No. 49-82-U. Phase II of the plans is to contain a minimum of thirteen (13) lots. All existing houses are to be kept by purchaser in their present condition until the same are sold.

And I, Carl N. Gessler, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. H. Baker, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

OFFICIAL RECEIPT

Witness our hands this 6th day of January, 1983, at Nashville, Tennessee.

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Carl N. Gessler

Margaret Gessler

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Anne H. Smith, a Notary Public in and for said County and State, the within named Carl N. Gessler and wife, Margaret Gessler, the bargainors, with whom I am personally acquainted, and who acknowleged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1983.

Anne H. Smith
Notary Public

Commission Expires:
1-21-85

RUSH

H 2 5 1 5 4

IDENTIF. REFERENCE

JAN 7 4 17 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5990 PAGE 343

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

120000.00- CO
312.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 321.50-
9057A01/07/03 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 1 5 4

IDENTIF. REFERENCE

JAN 7 4 17 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920073