WARRANTY DEED

(CORPORATE FORM) BOOK 6046 PAGE 561

Form WDS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
JOHN A. GUPTON, III, TRUSTEE		106-1
(NAME) P.O. Box 2707	(NAME) Same	Par. 63
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37219	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), and other considerations

Dollars,

Prepared by: Gerbsprecher's
162 3rd Ave, No.
Nash, Tn 37201

McDonald Properties, Inc. has bargained and sold, and does hereby transfer and convey unto the said John A. Gupton, III, Trustee with full powers to sell, convey, transfer, mortgage and encumber (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being land in Davidson County, Tennessee, and being all the property formerly known as Bozeman's Courts, as follows:

Being Lot Nos. 3, 4, 5, and 6, except that part taken for the widening of the Murfreesboro Pike, and Lots Nos. 17, 18, and 19 on the Map of Maggie E. Minton's Subdivision of record in Book 161, page 81, Register's Office for said County, described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, May 8, 1947, as follows:

Said Lot Nos. 3 to 6, inclusive, are described as follows:

Beginning at an iron pin in the present margin of the Murfreesboro Pike as recently widened and located, said point being the corner of Lots Nos. 2 and 3, and being 464.7 feet west of the center of Fesslers Lane; thence with the line between said lots north 19° 10' east 232.88 feet to an iron pin in the south margin of an alley; thence with the margin of said alley north 73° 20' west 250.5 feet to an iron pin at the corner of Lots Nos. 6 and 7; thence with the line between said lots south 19° 10' west 222.33 feet to the north margin of the Murfreesboro Pike, as widened and located at an iron pin; thence with the margin of said pike south 70° 50' east 250 feet to the beginning.

Said lot Nos. 17, 18, and 19 are described as follows:

Beginning at an iron pin in the south margin of Elm Hill Pike formerly the Old Lebanon Road, at the corner of Lot Nos. 16 and 17; thence with the margin of said Pike south 85° 10' east 168.5 feet to an iron pin, the northeast corner of Lot No. 19; thence along the fence along the east line of Lot No. 19, south 5° 30' west 258 feet to an iron pin in a fence in the north margin of said alley; thence with the margin of same north 73° 20' west 166 feet to an iron pin at the corner of Lot Nos. 16 and 17; thence with the line between said lots north 5° west 226.5 feet to the beginning.

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Map of Mrs. Maggie E. Minton's Subdivision, as of record in Book 161, page 81, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 150 feet on the northerly side of Murfreesboro Pike, as widened, and extend back 246 feet, more or less, on the easterly line and 232.88 feet, more or less, on the westerly line, to the southerly margin of an alley, measuring 86.1 feet thereon.

Also, that certain tract of land which is shown on the Map of Maggie E. Minton's Subdivision, as that portion of a deed and alley lying along the southerly boundry of Lots 17, 18, and 19 in said Subdivision, and said portion of said alley being more particularly described as follows:

Beginning at an iron pin at the northeast corner of Lot No. 1 on Map of Mrs. Maggie E. Minton's Subdivision, as of record in Book 161, page 31, Register's Office for Davidson County, Tennessee, and running thence in a northerly direction 16-1/2 feet more or less, with the easterly boundry line of said Maggie E. Minton's Subdivision to an iron pin at the southeast corner of Lot No. 19 in the subdivision; thence in a general westerly direction with the south line of Lots 17, 18, and 19 in said Subdivision, being the northerly margin of an alley as shown on said plat, to an iron pin at the southwest corner of Lot No. 17; thence at right angles in a southerly direction 16-1/2 feet, more or less, to the common northerly line of Lots Nos. 1 through 6, inclusive; thence in an easterly direction with the southerly margin of said alley and the common northerly line of Lots Nos. 1 through 6 to the point of beginning.

Being that portion of said alley, which was declared closed and abandoned by instrument of record in Book 2607, page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McDonald Properties, Inc., by deed from S. C. McDonald, Jr., of record in Book 5339, page 930, Register's Office for Davidson County, Tennessee.

Grantee has assumed all real estate and personalty tax due and payable for 1983 and will pay same when due.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 750,000.00

Subscribed and sworn to before me, this the 15th day of April 1983

Affiant

My commission expires: 5-18-87
(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 438 Murfreesboro Rd., Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John A. Gupton, III, Trustee, his

.....(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said John A. Gupton, III, Trustee, His

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 15th *day of* April, 19 83 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

McDONALD PROPERTIES, INC.
BY: Mildred F. McDonald
MILDRED F. McDONALD - Vice President

H 46.81 — NOT ESSENTIAL FOR REFERENCE — APR 28 3 57 PM 1983 — FEE $ WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

04/28 1956.50- CHECK

3650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William Castles, *a Notary Public of the State and County aforesaid, personally appeared* Mildred F. McDonald *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* Vice-President *of the* McDonald Properties, Inc. *the within named bargainor, a corporation, and that* she *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* her *self as* Vice-President

Witness my hand and seal, at office in NASHVILLE, TN. *this* 15TH *day of* APRIL, *19* 83.

William Castles
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			750000.00- CO	
			1950.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1956.50-	
			3660A04/28/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 4 6.8 1

IDENTIF. REFERENCE

APR 28 3 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945289