PREPARED BY:
James L. Smith, Atty., 315 W. Main St., Hendersonville, TN 37075

# WARRANTY DEED

BOOK 6081 PAGE 646

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Guardian Storage Co., Ltd. (NAME) | SAME (NAME) | 26-13 -70 |
| 321 Jocelyn Hollow Circle (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 60-8820 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, cash in hand paid by Guardian Storage Co., Ltd., a partnership, and other good and valuable csonsiderations, the receipt of which is hereby acknowledged,

we, L. H. Hardaway, Sr., and L. H. Hardaway, Jr., doing business as Hardaway Construction Company, a partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said Guardian Storage Company, Ltd., a partnership, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to an unrecorded survey by Michael V. Holmes & Associates, Inc., dated April 17, 1983, as follows:

Beginning at the Southeasterly corner of Lot No. 1; also being the Southeasterly corner of Lot No. 3 on the Plat of Service Merchandise Plaza, as of record in Plat Book 5050, page 7, Register's Office for Davidson County, Tennessee. Thence South 67° 08' 39" West 319.59 feet to a concrete monument in the Easterly margin of the L & N Railroad; thence with said margin or railroad North 6° 22' 59" East 542.53 feet to a concrete monument. Thence continuing with said railroad, North 6° 41' 39" East 57.02 feet to a concrete monument. Thence leaving railroad margin North 67° 38' 39" East 31.03 feet to an iron pin. Thence South 22° 21' 21" East 522.76 feet to the point of beginning, containing 2.107 acres or 91,769.100 square feet.

Being a portion of the property conveyed to L. H. Hardaway, Sr., and L. H. Hardaway, Jr., doing business as Hardaway Construction Company, a partnership, by deed of exchange of record in Book 4712, page 33, Register's Office for Davidson County, Tennessee; and also being a portion of the same property conveyed to L. H. Hardaway, Sr., and L. H. Hardaway, Jr., doing business as Hardaway Construction Company, a partnership, by deed from Walter Reed Capps, of record in Book 4808, page 978, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00

Subscribed and sworn to before me, this the 22nd day of June, 19 83.

Affiant

My commission expires: May 12, 1984 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 22nd day of June, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L. H. Hardaway

L. H. Hardaway, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Dorothy Blevins, *a Notary Public in and for said County and State,* L. H. Hardaway, Sr., and L. H. Hardaway, Jr.

*the within named bargainor*S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee, *this* 22nd *day of* June, *19* 83.

Dorothy Blevins, *Notary Public*

*Commission expires* May 12, 1984

DOROTHY BLEVINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway, Sr. and L. H. Hardaway, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves ~~XXXX~~ *to be* Partners *of the* Hardaway Construction Company partnership, *the within named bargainor, a* ~~XXXXXXXX~~ *and that* t *he*y *as such* partners *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ partnership *by* themselves *as* such partners.

*Witness my hand and seal, at office in* Franklin, Tennessee, *this* 22nd *day of* June, *19* 83

Dorothy Blevins, *Notary Public*

*Commission expires* May 12, 1984

DOROTHY BLEVINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H 56027

IDENTIF. REFERENCE

JUN 24 11 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

06/26 201.50- CHECK

**WARRANTY DEED**

FROM

L. H. HARDAWAY, SR., ETAL

TO

GUARDIAN STORAGE CO., LTD.

7427

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

# OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6081 PAGE 648

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 |
|---|---|---|---|---|
| | | | | |

75000.00- CO
195.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
7427A06/24/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H56027

IDENTIF. REFERENCE

JUN 24 11 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958628