File Box 3

SEND TAX BILLS TO:
Dr. Wade B. Winnett
Twin Springs Drive
Brentwood, Tenn. 37027

This Instrument Prepared By:
Thomas J. Haynes
Attorney at Law
117 N. Maple Street
Murfreesboro, Tennessee

Map 94
Par 25 BOOK 6369 PAGE 32

WARRANTY DEED # 2DA-68050

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, SADIE D. GRAHAM, (a widow), have this day bargained and sold and by these presents to transfer and convey unto NANCY JANE KROHN, (single), and CYNTHIA WINNETT GAMBRELL, (unmarried), a one-half (½) undivided interest each, as tenants in common, their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 15th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 20 and the easterly part of Lot No. 19 on the plan of the subdivision of Georgia Industrial Realty Company's South Nashville property, as of record in Book 421, page 187, Register's Office for Davidson County, Tennessee described according to survey made by Z.J. Wilkinson, Surveyor, November 23, 1950, as follows:

Beginning at a point on the southerly margin of the Tennessee Central Railroad right-of-way at the northwest corner of Lot No. 21 on said plan; thence with the line between said Lots No. 20 and 21, south 29° east 500 feet to the southwest corner of said Lot No. 21; thence with the southern boundary line of said Lot No. 20, south 1°45' east 935 feet to the southeast corner of said Lot No. 19; thence with the southern boundary line of said Lot No. 19, north 81°15' west 993.5 feet to a point; thence north 6°15' east 846.5 feet to a point on the southerly margin of said right of way, which point is 1,739 feet north-easterly from the Pumping Station Road crossing; thence with the southerly margin of said right-of-way, north 61° east 780 feet to the beginning, containing 24.06 acres, more or less.

Included in the above description, but excluded therefrom that part of a parcel 40 feet in width along the northerly line of premises as fully described in deed from A.D. Ridley and wife, to the City of Nashville, of record in Book 692, page 442, said Register's Office.

BEING that same property conveyed to James L. Graham and wife, Sadie D. Graham by Installment Deed from A.D. Ridley (unmarried) of record in Book 2011, page 228 Register's Office for Davidson County, Tennessee. The said James L. Graham

having died, testate November 15, 1981 Rutherford County, Tennessee leaving Sadie D. Graham, surviving tenant by the entirety.

This conveyance is made subject to easements of record in Book 787, page 35, transferred to Book 736, page 427; Book 722, page 691; Book 1174, page 185; and Book 1684, page 535; and subject to rights set out in Book 692, page 442, all of said Register's Office; and to a petroleum pipeline easement in place on the premises, per judgement Number 71960 Circuit Court of Davidson County Tennessee. This is unimproved property located on Omahundro Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 10th day of August, 1984.

Sadie D. Graham
SADIE D. GRAHAM

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within named SADIE D. GRAHAM, (a widow), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

Thomas J. Haynes
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: October 14, 1985

STATE OF TENNESSEE]
ss.
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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x Cynthia Wennett Lumbrell
AFFIANT

Sworn to and subscribed before me, this the 13th day of August, 1984.

Cynthia D. Delamont
NOTARY PUBLIC

My Commission Expires: 4-17-87

NOTARY PUBLIC

I 46069

IDENTIFICATION REFERENCE

Aug 29 9 21 AM '84

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	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
			175000.00- CAMT.	
			455.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	464.50-
5870A	08/29/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 0 0 9

IDENTIF. REFERENCE

AUG 29 9 32 AM '84

DAVIDSON COUNTY, TN

No. 0064534