THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

FROM: Seth W. Norman and wife, Gennette Sain Norman, Ben E. Ward and wife, Susan Sain Ward, Jack Norman, Frances Gennette Norman, Jay Norman, Jack Edward Froeter, Executor of the Estate of Ervin Thomas Sain, Jay Norman, Trustee under the Will of Ervin Thomas Sain and Gennette Sain Norman and Susan Sain Ward, Trustees for Guy Ward, George Ward and Taylor Ward, Minors "GRANTORS"

TO: John Steinhouse, C.L. Steinhouse, II C.L. Steinhouse, III, and James Steinhouse "GRANTEES"

ADDRESS NEW OWNERS
John Steinhouse, et al
Andrew T. Whitmore Street
Nashville, TN 37210

SEND TAX BILLS TO:
John Steinhouse, et al
P. O. Box 100107
Nashville, TN 37210

MAP AND PARCEL NO:
106-10

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Seth W. Norman and wife, Gennette Sain Norman, Ben E. Ward and wife, Susan Sain Ward, Jack Norman, Frances Gennette Norman, Jay Norman, Jack Edward Froeter, Executor of the Estate of Erwin Thomas Sain, Jay Norman, Trustee under the Will of Erwin Thomas Sain and Gennette Sain Norman and Susan Sain Ward, Trustees for Guy Ward, George Ward and Taylor Ward, Minors have bargained and sold, and by these presents do transfer and convey unto John Steinhouse, C.L. Steinhouse, II, C.L. Steinhouse, III and James Steinhouse, their heirs and assigns, all of our respective interest in and to a certain tract or parcel of land in Davidson County, Tennessee described according to a survey by A.A. Engineers, Inc., dated October 15, 1984 as follows, to wit:

Beginning with a concrete monument located on the easterly right of way margin of Blanton Avenue being 274.06 feet from the center line of Hill Avenue also being the northwest corner of lot 2 of the Sain Industrial Park, Section 4, of record in Book 6200, page 145, R.O.D.C., Tennessee; thence with the said margin of Blanton Avenue S 19° 29' 01" W 163.60 feet to a concrete monument; thence S 70° 27' 25" E 287.82 feet to a point; thence N 19° 18' 14" E 15.0 feet to a point; thence N 70° 10' 31" W 50.02 feet to a point; thence N 19° 13' 54" E 148.59 feet to a point; thence N 70° 30' 59" W 237.11 feet to the point of beginning, containing 0.91 Acres, more or less.

Being a portion of the property conveyed to Ervin Thomas Sain, Seth W. Norman and wife, Gennette Sain Norman, and Ben E. Ward and wife, Susan Sain Ward, by deed from George T. Sain and wife, Grace McMillan Sain, of record in Book 4786, Page 93, Register's Office for Davidson County, Tennessee.

And being a portion of the property conveyed to Ervin Thomas Sain, Gennette Sain Norman, Susan Sain Ward, Jay Norman and Ervin Thomas Sain Trustee for Frances Norman, Jack Norman, Guy Ward, George Ward and Taylor Ward, minors, by deed from George T. Sain and wife, Grace McMillan Sain, of record in Book 5216, Page 47, Register's Office for Davidson County, Tennessee.

The said Ervin Thomas Sain having since died leaving a Last Will and Testament of record in Will Book 143, Page 695, Probate Clerk's Office for Davidson County, Tennessee, appointing Jack Edward Froeter as Executor of his estate and Jay Norman as Trustee under the Will.

By instrument dated October 24, 1977 and simultaneous Quitclaim Deed, recorded in Book 5216, Page 47, Register's Office for Davidson County, Tennessee, George T. Sain and wife, Grace McMillan Sain, established a trust for the benefit of their five minor grandchildren, Frances Norman, Jack Norman, Guy Ward, George Ward and Taylor Ward and appointed Ervin Thomas Sain as Trustee for the said minors and Gennette Sain Thomas and Susan Sain Ward as Successor Trustees. The said Ervin Thomas Sain having since died and the Successor Trustees serve in accordance with the provisions of said Trust instrument. Frances Norman and Jack Norman have since attained their majority.

This is unimproved property known as Lot 2, Sain Industrial Park, Section 4, Nashville, Tennessee.

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, except for 1984 real property taxes which have been prorated between the parties and assumed by GRANTEES.

And GRANTORS do further convenant and bind themselves, their heirs, representatives and successors, 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.

Judy Norman, wife of Jay Norman, and Kerry Norman, wife of Jack Norman, join in this conveyance for the purpose of transferring any and all right, title and interest they may have in the property as spouses of the said GRANTORS, but not further or otherwise. The GRANTOR, Frances Norman, is not married.

Witness our hands this 27th day of November, 1984.

Seth W. Norman

Gennette Sain Norman

Ben E. Ward

Susan Sain Ward
Susan Sain Ward

Jay Norman
Jay Norman

Judy Norman
Judy Norman

Jack Norman
Jack Norman

Kerry Norman
Kerry Norman

Frances Gennette Norman
Frances Gennette Norman
(Frances Norman) unmarried

ESTATE OF ERWIN THOMAS SAIN

BY: Jack Edward Froeter Exec.
Jack Edward Froeter, Executor

Jay Norman, TRUSTEE
Jay Norman, Trustee under the
Will of Erwin Thomas Sain

Gennette Sain Norman
Gennette Sain Norman, Trustee
for Guy Ward, George Ward and
Taylor Ward, Minors

Susan S Ward
Susan Sain Ward, Trustee for
Guy Ward, George Ward and
Taylor Ward, Minors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named, SETH W. NORMAN and wife, GENNETTE SAIN NORMAN, the bargainors, 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 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named, BEN E. WARD and wife, SUSAN SAIN WARD, the bargainors, 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 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named, JACK NORMAN and wife, KERRY NORMAN, the bargainors, 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 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named, FRANCIS GENNETTE NORMAN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said County and State the within named, JAY NORMAN and wife, JUDY NORMAN, the bargainors, 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 28th day of November, 1984.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said County and State the within named, JACK EDWARD FROETER, Executor of the Estate of ERVIN THOMAS SAIN, 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, Tennessee, this 28th day of November, 1984.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Caruthers, a Notary Public in and for said County and State the within named JAY NORMAN, TRUSTEE under the Will of ERVIN THOMAS SAIN, 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, Tennessee, this 28th day of November, 1984.

Ruth Anne Caruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named GENNETTE SAIN NORMAN, TRUSTEE for Guy Ward, George Ward and Taylor Ward, Minors, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State the within named SUSAN SAIN WARD, TRUSTEE for Guy Ward, George Ward and Taylor Ward, Minors, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 41,615.70.

AFFIANT

Subscribed and sworn to before me, this the 28th day of November, 1984.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

RECEIVED
NOV 29 3 19 PM '84
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. REFERENCE

I. 6 3 5. O. RUSH

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