(3)

b1427

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1985.

Notary Public

MY COMMISSION EXPIRES: 2/18/87

(AFFIX SEAL)

BOOK 6503 PAGE 626

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, Attys. 7003 Chadwick Dr., Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caldwell-Montgomery Properties a partnership (NAME)	SAME (NAME)	Map 161
7003 Chadwick Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 51
Brentwood TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU-45490

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ira T. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caldwell-Montgomery Properties, a Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described as follows:

Beginning on a stake in the center of the Owen & Winstead Turnpike Road, J.M. Fitzhugh's N.E. corner; running thence south 81° east 34 poles to a stone; thence north 1 1/2° East 26 poles to a stake on Lizzie Rains line, Abe Fitzhugh's N.W. corner; thence north 71 1/2° West 35 2/3 poles to the center of said Pike; thence southwardly with the center of said pike, 32 1/2 poles to the beginning, and containing by estimation 6-56/160 acres, more or less.

BEING the same real property conveyed to Ira T. Adams by deed from William H. Ewing and wife, Maude Ewing, of record in Book 4671, page 729, Register's Office for said County.

Martha S. Adams join in to convey and rights she may have, especially her marital rights.

This is (unimproved ( ) improved (XX) property, known as Air Park Drive, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever 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 hand s this 1st day of March, 19 85

Ira T. Adams

Martha S. Adams

03/04 70 CHECK

5659

BOOK 6503 PAGE 627

STATE OF TENNESSEE }
~~Davidson~~ County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira T. Adams and wife, Martha S. Adams

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 Brentwood, Tennessee, this 1st day of March 19 85

Commission expires 1-18-87

N Eddie Montgomery
Notary Public

STATE OF TENNESSEE }
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
IRA T. ADAMS ET UX

TO
CALDWELL-MONTGOMERY PROPERTIES

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 · 7003 CHADWICK DR.
BRENTWOOD, TN 37072

I 8 6 7 9 2

IDENTIFICATION REFERENCE

MAR 4 3 48 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6503 PAGE 628

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

CO 1,227,000.00

3190.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 3196.70-
6659A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 7 9 2

IDENTIF. REFERENCE

MAR 4 3 48 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112934