BOOK 14

4623

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Vaden Lackey Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1988

Linda Cantrell
Notary Public

MY COMMISSION EXPIRES: 4/4/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jim W. Bradke, Trustee | Same. | 134-168 |
| (NAME) | (NAME) | 5DU-14436 |
| 4701 West Hillsborough Ave. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Tampa, Florida 33614 | | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Charles W. Hawkins, III and Vaden Lackey, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim W. Bradke, Trustee, with full power to transfer, assign, convey, mortgage or otherwise encumber without the joinder of any beneficiary

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 Davidson County, Tennessee, being Lot No. 4 on the Plan of Harding Industrial Park, Section Four, Revised, as of record in Book 5050, page 58, Register's Office for Davidson County, Tennessee, being bounded by Harding Place on the north, Ezell Pike on the east, and the L & N Railroad on the west, and being more particularly described as follows:

Beginning at a point in the intersection of the southerly margin of Harding Place and the easterly right of way line of the L & N Railroad; thence with said margin of Harding Place north 46 degrees 28' 41" east 416.48 feet to a point, the beginning of a curve to the right; thence along said curve having a radius of 30.0 feet and a chord extending south 84 degrees 08' 10" east 45.55 feet, a distance of 51.72 feet to a point in the westerly margin of Ezell Pike; thence along said margin along a curve to the right having a radius of 296.80 feet and a chord extending south 15 degrees 23' 31" east 196.75 feet, a distance of 200.56 feet, south 86 degrees 02' east 5.00 feet, south 3 degrees 58' west 357.39 feet to a point; thence north 77 degrees 09 15" west 75.93 feet to a point in said easterly right of way line of the L & N Railroad; thence along said line north 51 degrees 00' west 393.5 feet to the point of beginning, and containing 2.94 acres, more or less.

Being the same property conveyed to Charles W. Hawkins, III and Vaden Lackey, Jr. by deed from Dodson Batson and J. B. Watson, Jr. as of record in Book 4426, page 898, said Register's Office.
Together with all right, title and interest that Grantors have in the railroad right-of-way lying along the southerly margin of said property.
(over)

unimproved (XX)
This is improved (XX) property, known as Harding Place, Nashville, Tennessee
(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 seised 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 their hands this 28th day of October, 1988

Charles W. Hawkins, III

Vaden Lackey, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Charles W. Hawkins, III and Vaden Lackey, Jr.

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 1988.

Linda Cartwright Notary Public

Commission Expires 9/9/89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM Charles W. Hawkins, III and Vaden Lackey, Jr.

TO Jim W. Bradke, Trustee

8 1 4 7 1

IDENTIFICATION REFERENCE

Nov 1 11 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3096 11/01 0102 03CHECK 1442.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Grantors make no warranties of title to that certain property embraced within the bounds of the above described property that was acquired by Nashville Chattanooga and St. Louis Railway from H. B. Hill and wife, Henrietta Hill of record in Book 168, page 534, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 5050, page 58, said Register's Office, shows an Owner's Certificate, which provides that the property hereby insured cannot be subdivided, resubdivided, altered, or changed so as to produce less area than established until otherwise approved by the Metropolitan Planning Commission.

Easement to Metro for Sanitary Sewer and/or Storm Drainage as of record in Book 4766, page 471, and Book 5189, page 330, said Register's Office.



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | CAMT | 435000.00 |
| | | | CON TX | 1435.50 |
| | | | PRFEE | 0.50 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 1442.00 |
| | | | CHECK | 1442.00 |
| 11/01/88 | 01 | | 11:19 0001 | 3096 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8147.1

IDENTIFICATION REFERENCE

Nov 1 11 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149725