THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
0268748
BOX 35

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| John S. Shacklett & Sons (NAME) | Same (NAME) | MAP119-01 |
| 298 Glenrose Ave. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL9 |
| Nashville, Tn. 37210 (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 John S. Shacklett & Sons, Inc. and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Don Sain and wife, Patricia Y. Sain and Dale Sain and wife, Nancy F. Sain,

have this day bargained and sold, and do hereby transfer and convey unto the said John S. Shacklett & Sons, Inc.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit A attached hereto and made a part hereof.

96862

IDENTIFICATION REFERENCE

MAR 2 4 01 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3645 03/02 0101 03CHECK 168.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me this the 1st day of March, 19 93

My commission expires: 1-17-1994

Affiant

Notary Public

(Affix Seal)

This is improved ( X ) unimproved ( ) property, known as 306 Glenrose Avenue, Nashville, TN 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 1st day of March, 19 93, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Don Sain
Don Sain

Dale Sain
Dale Sain

Patricia Y. Sain
Patricia Y. Sain

Nancy F. Sain
Nancy F. Sain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Don Sain and wife, Patricia Y. Sain and Dale Sain and wife, Nancy F. Sain

*the within named bargainor* S, *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* 1st *day of* March, 93

*Commission expires* 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

*Witness my hand and seal, at office in* _____,

*this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

**WARRANTY DEED**

FROM

TO

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

EXHIBIT A



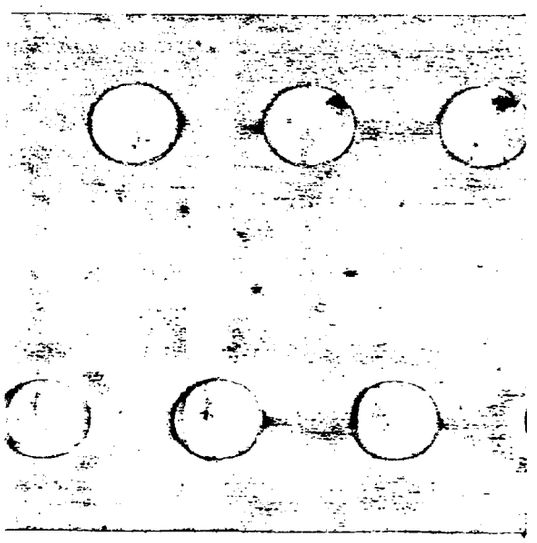
Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 1 and 2 on the Plan of Sadler Place, of record in Book 332, page 31, Register's Office for said County, described as follows:

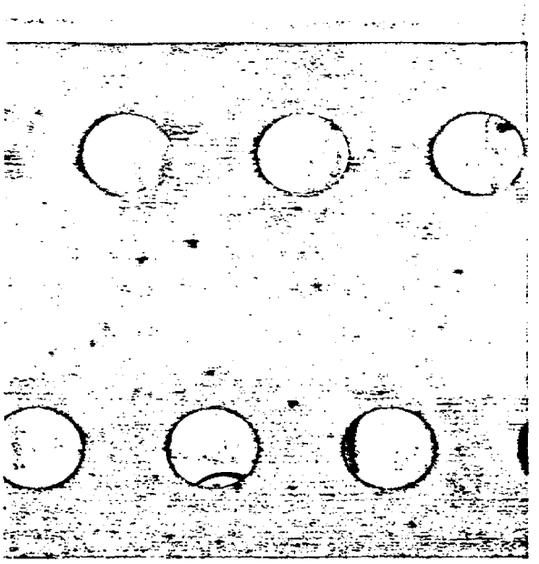
Beginning on the northerly margin of Glenrose Avenue 101.7 feet westwardly from the northwest corner of said Glenrose and Dayton Avenues; thence northwardly 144 feet to the southerly line of Lot No. 3 on said Plan; thence with same, westwardly 61 feet to the easterly margin of an alley; thence with same, southwardly 165.2 feet to the northerly margin of said Glenrose Avenue; thence with same, eastwardly 84.1 feet, more or less, to the beginning.

Being the same property conveyed to Don Sain and Dale Sain by deed from Ralph Sanford and wife, Martha A. Sanford, of record in Book 6604, page 92, Register's Office of Davidson County, Tennessee.

INCLUDED in the above property, but EXCLUDED THEREFROM is that parcel conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8689, page 910, in said Register's Office, described as follows:

Beginning at a point on the existing right-of-way line of Glenrose Avenue, said point being on the line between Don and Dale Sain (as described on Map 119-1, Parcel 9 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Tanksley (as described on Map 119-1, Parcel 10 of the Property Map and Records System of Davidson County, Tennessee); thence South 89 deg. 56 min. 49 sec. West a distance of 84.10 feet along the existing right-of-way line of Glenrose Avenue to the intersection of the existing northerly right-of-way of Glenrose Avenue and the existing easterly right-of-way of an alley; thence North 14 deg. 55 min. 54 sec. East a distance of 13.70 feet along the existing easterly right-of-way line of the alley to a point on the proposed right-of-way line; thence South 89 deg. 45 min. 31 sec. East a distance of 82.12 feet along the proposed right-of-way line to a point on the line between Don and Dale Sain (Parcel 119-1-9) and Nancy Tanksley (Parcel 119-1-10); thence South 06 deg. 53 min. 49 sec. West a distance of 12.90 feet along the line between Don and Dale Sain (Parcel 119-1-9) and Nancy Tanksley (Parcel 119-1-10) to the point of beginning, said tract containing 0.025 acres, more or less.





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

RECEIVED OF _____

FOR _____

BOOK 8878 PAGE 109

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

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40

03/02/93 01 15:59 0001 8645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96862

IDENTIFICATION REFERENCE

MAR 2 4 01 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.626226