23

CORPORATE WARRANTY DEED

This instrument was prepared by:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

ADDRESS OF NEW OWNERS(S):	SEND TAX BILLS TO:	MAP PARCEL NO:
Charles R. Tygard, t/a Old Glory Trading Company 3605 Nolensville Road Nashville, TN 37211	Charles R. Tygard, t/a Old Glory Trading Company 3605 Nolensville Road Nashville, TN 37211	133-5 50

5089 01/03 0101 03CHECK 198.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Charles R. Tygard
Affiant

Subscribed and sworn to before me this 31st day of December, 1993.

Notary Public

My Commission Expires:
11-26-94

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Asplundh Tree Expert Co., a Pennsylvania Corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles R. Tygard, a single person, t/a Old Glory Trading Company, hereinafter referred to as Grantee, its successors 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 the easterly 75 feet of Lots 69, 70, and 71 on the Plan of Sunrise Heights Addition of record in Book 421, Page 2, Register's Office of said County.

Said part of said Lots fronts 75 feet on the southerly side of Veritas Street and runs back between lines 158 feet on the easterly side with the westerly margin of Keystone Avenue and 157.5 feet, more or less, on the westerly line to a dead line.

Being the same property conveyed to Asplundh Tree Expert Co., by deed from J. C. Spiceland and wife, Mary Spiceland of record in Book 7401, Page 703, said Register's Office for said County.

The description herein is the same as set out in said Grantor's deed.

This is improved property, known as 501 Veritas Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever, and it does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, taxes for the year 1993 which have been prorated between the parties and which shall be paid by Grantor before delinquent, and as set forth on Exhibit A hereto.

AND it does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 1993, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

ASPLUNDH TREE EXPERT CO.

By: _____
STEVEN G. ASPLUNDH

Its: Vice President

STATE OF Pennsylvania)
COUNTY OF Montgomery)

Before me, Loretta M. Baran of the state and county aforesaid, personally appeared Steven G. Asplundh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Asplundh Tree Expert Company, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Willow Grove, Pennsylvania, this 30th day of December, 1993.

_____
Notary Public

My Commission Expires:

Notarial Seal
Loretta M. Baran, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Nov. 4, 1996

N RAC48396 V1

1. Such matters as shown on the Plan of Sunrise Heights Addition of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

03346
RECEIVED FOR REFERENCE
97 JAN -3 PM 3:35
REGISTER
TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9207 PAGE 933

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
MDEED 12.00
TOTAL 198.00
CHECK 198.00

01/03/94 01 15:35 0001 5089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0334 6
IDENTIF. A REFERENCE

94 JAN -3 PM 3:35
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 741124