BOOK 10815 PG 634

WARRANTY DEED

This instrument prepared by: Bass & Bass, Attorneys, Carthage, TN

Name and Address of New Owner: Mr. William G. West
272 Mesa Trail
Sparta, TN 38583

PICK-UP

93 MAR -2 PM 12:21

0406372

REFERENCE

****

State of Tennessee)
)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $429,000.00.

William G. West
Affiant

Sworn to and subscribed before me, the 2nd day of March, 1998.

Notary Public

My Commission Expires: 1/12/2000

****

Send Tax Notices to: Mr. William G. West
272 Mesa Trail
Sparta, TN 38583

Map & Parcel: 61-15-333

****

FOR AND IN CONSIDERATION of the sum of *FOUR HUNDRED TWENTY NINE THOUSAND and NO/100 DOLLARS ($429,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, I, **CHARLES GALBREATH**, have bargained and sold, and by these presents do transfer and convey unto **MASON-GRAVLEE ENTERPRISES, INC.**, a one-half (1/2) undivided interest; and **WILLIAM G. WEST** and wife, **EDNA C. WEST**, a one-half (1/2) undivided interest, their heirs and assigns, the following described tract or parcel of land located in the Davidson County, Tennessee, as follows:

BEGINNING at an iron pin (n) in the East right-of-way of Gallatin Pike; same being the Northwest corner of the subject property; thence leaving said right-of-way of Gallatin Pike, South 63 degrees 37 minutes 50 seconds East 282.56 feet to an iron pin (o); thence South 10 degrees 15 minutes 16 seconds West 115.42 feet to an iron pin (o); thence North 70 degrees 26 minutes 32 seconds West 104.95 feet to an iron pin (o); thence North 73 degrees 05 minutes 35 seconds West 203.08 feet to an iron pin (o), same being located in the East margin of Gallatin Pike; thence along the east margin of Gallatin Pike North 22 degrees 41 minutes 29 seconds East 157.04 feet to the point of **BEGINNING**, according to an unrecorded survey by Ragan-Smith Associates, dated February 12, 1998.

BEING part of the same property vested in Charles Galbreath and Robert C. Harris by deed from Larry F. Nelms, of record in Book 5022, Page 131, R.O.D.C.T.. Robert C. Harris conveyed his interest to Charles Galbreath by deed of record in Book 5130, Page 861, said register's office. See also deed to Galbreath from Margaret M. Burns, of record in Book 5225, Page 350, Register's Office for Davidson County, Tennessee.

Possession with Deed-1998 property taxes prorated.

This is improved commercial property located at 3910 Gallatin Pike, Nashville, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EASEMENTS:

Easement for dedication of easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4858, Page 485 Register's Office for Davidson County, Tennessee.

T.D.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **MASON-GRAVLEE ENTERPRISES, INC.** and **WILLIAM G. WEST** and wife, **EDNA C. WEST**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **MASON-GRAVLEE ENTERPRISES, INC.**; and **WILLIAM G. WEST** and wife, **EDNA C. WEST,** their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 2nd day of March, 1998.

CHARLES GALBREATH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **CHARLES GALBREATH**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

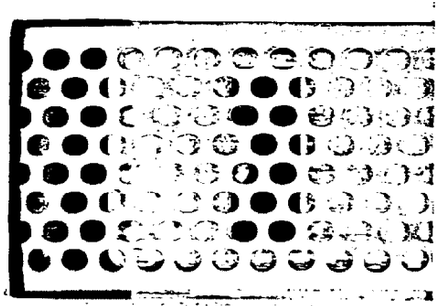
WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 2nd day of March, 1998.

NOTARY PUBLIC

My Commission expires: 1/12/2000

JAMES DAVIS NOTARY PUBLIC STATE OF TENNESSEE

03/06/98 01:03PM CHECK 159635



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 636

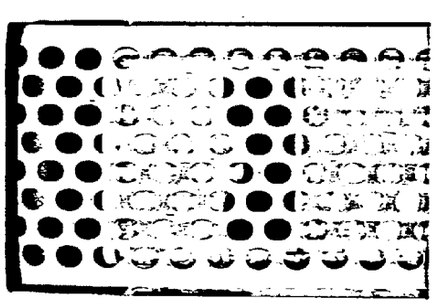
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAKT
409000.00
CON TX 1587.30
PRFEE 1.00
WREEI 6.00
TOTAL 1596.30
CHECK 1596.30

03/02/98 01 12:20 0001 9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406372
IDENTIF. # REFERENCE

98 MAR -2 PM 12:21

No. 1259884