K 3094

With Monthly Service Fee.

FOR AND IN CONSIDERATION of One Dollar to us paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, ~~we~~, Tennessee Beer Company, Inc.

has ~~have~~ this day bargained and sold, and do hereby transfer and convey to E. A. Goodloe, Trustee for Home Federal Savings & Loan Association of Nashville, an association chartered, organized and existing under and by virtue of the laws of the United States of America, and his successors in office, as Trustee, certain property in the State of Tennessee, Davidson County, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on F. Campbell's Plan of Lots, as of record in Book 42, page 629, Register's Office for said County.

Said Lot No. 2 fronts 40 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Tennessee Beer Company, Inc., by deed from Edna Gunn Little, of record in Book 2645, 65, said Register's Office.

Including also stoker, water heater and all heating, air conditioning, plumbing and lighting fixtures, door and window screens, storm doors and windows, venetian blinds, shades and equipment now or hereafter attached to or used in connection with the real estate herein described, and all the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD said property to the said E. A. Goodloe, Trustee, and his successors in office, as Trustee, forever in fee simple. We covenant that we are lawfully seized of the said property, have, full power and lawful authority to convey it, and that the same is free and clear of all taxes, liens and encumbrances whatsoever.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said property of the said E. A. Goodloe, Trustee, and his successors in office, as Trustee, and his or their assigns, forever, against the lawful claims of all persons whomsoever.

C 469