BK 3254

WARRANTY DEED

For and in consideration of the sum of ($10.00)
Ten and no/100 ---------- *DOLLARS*
cash in hand paid and other good and valuable considerations to it paid by Key Investments, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged, Fleet Transport Company, a Tennessee corporation, has ~~xhxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* Key Investments, Inc., a Tennessee corporation, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being a certain tract or parcel of land located in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:
Beginning at a point in the center of 3rd Street, now 44th Avenue, North, said point is the intersection of said 3rd Street and Michigan Avenue extended; running thence along the center of said 3rd Street North 18½° west, 479.5 feet to a point in Dave Gordon's fence; thence southerly 88° east 61.2 feet, more or less, to the west right of way line of the N.C. & St. L. Railway, which right of way line is 100 feet distant from the center line of said Railway's West Nashville Branch main track, as measured on a line at right angles thereto; thence southeastwardly with said right of way line, parallel with and at all points 100 feet distant from said center line, 540 feet, more or less, to an intersection with the center line of Michigan Avenue; thence along the center of Michigan Avenue South 83½° west 227.6 feet, more or less, to the center of 3rd Street or the point of beginning, and containing 1.3 acres, more or less, outside the boundaries of said streets.

Being the same property conveyed to Direct Transport Company, the name of which was subsequently changed to Fleet Transport Company, by deed of record in Book 2633, page 9, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Key Investments, Inc., its successors ~~xhxxx~~ *and assigns, forever.*

And it ~~x~~ does ~~xx~~ *covenant with the said* Key Investments, Inc., *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* excepting for a mortgage or deed of trust in favor of First Federal Savings & Loan Association of Nashville, Tennessee, of record in the Register's Office of Davidson County, Tennessee, which said mortgage or deed of trust payment is assumed by Key Investments, Inc.

And Fleet Transport Company does ~~xx~~ *further covenant and bind* itself, its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* Key Investments, Inc., its successors ~~xxxx~~ *and assigns against the lawful claims of all persons, whomsoever.*

Witness ~~xxxx~~ *hand* ~~xxxx~~ *this* 26 *day of* July, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FLEET TRANSPORT COMPANY

~~xxxxxxxxxxxxxxxxxxxx~~ By: J B Page Jr
President ~~xxxxxx~~

~~xxxxxxxxxxxxxxxxxxxx~~ Attest: [illegible]
Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *this* ..... *day of* ....., 19.. ..... *Tennessee.*

Commission expires ..... *Notary Public*

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