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MAP 82-15
PAR. 53
ETB S/A

WARRANTY DEED

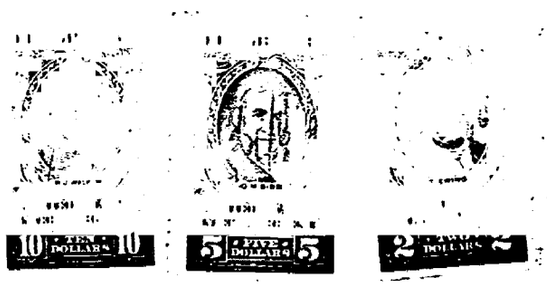
Tax Parcel No.

Send Tax Notices to: Clifford M. Taggart owner
c/o Rainbow Laundry
112 16th Avenue, South
Nashville, Tennessee

For and in consideration of the sum of Fifteen Thousand, Five hundred eighty-two and no/100 ($15,582.00) Dollars, cash in hand paid to Ideal Laundry Corporation by Clifford M. Taggart, the receipt of which is hereby acknowledged, Ideal Laundry Corporation, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said Clifford M. Taggart, his heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 120, 121 and 122 on the Plan of Shelby's Third Addition to Edgefield, now East Nashville, as of record in Book 21, Page 43, Register's Office for said County, and described together according to a survey made on March 20, 1963, by Barge, Waggoner and Sumner, Engineers, as follows:

Beginning on an iron pin in the easterly margin of South Third Street, as widened, and in a northerly line of that part of said Lots above referred to as conveyed to the State of Tennessee for use and benefit of the Department of Highways and public works by deed of record in Book 3177, Page 93, said Register's Office, said iron pin being located 31 feet northerly of the northerly margin of Woodland Street and 2 feet easterly of the easterly margin of South Third Street, as shown on the plan above referred to; running thence with the easterly margin of South Third Street, as widened, North 25° 22' West 138.99 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of said alley, North 65° 16' East 101.81 feet



to an iron pin in the westerly line of the land conveyed to the State of Tennessee, of record in Book 3177, Page 93, said Register's Office, above referred to; thence with the westerly line of same, South 25° 13' East 139.00 feet to an iron pin in the northerly line of same; thence continuing with said line, South 65° 16' West 101.45 feet to the beginning.

Being the same property conveyed to Ideal Laundry Corporation by the Nashville Housing Authority of record in Book 3761, Page 277, Register's Office for 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 Clifford M. Taggart, his heirs and assigns, forever.

And Ideal Laundry Corporation does covenant with the said Clifford M. Taggart that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the restrictive covenants set forth hereinafter.

And Ideal Laundry Corporation does further covenant and bind itself and its successors to warrant and forever defend the title to the said land to the said Clifford M. Taggart, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Said property is conveyed subject to the restrictions of record in Book 3368, Page 23 and Book 3761, Page 277, Register's Office for Davidson County, Tennessee and restrictions on access for ingress and egress to, from and across controlled access highway of record in Book 3177, Page 93, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Ideal Laundry Corporation has caused this instrument to be executed by its properly designated officials this the Third day of August, 1964.

IDEAL LAUNDRY CORPORATION OF NASHVILLE, TENNESSEE — SEAL

IDEAL LAUNDRY CORPORATION

By Clifford M. Taggart
PRESIDENT

ATTEST:
Elizabeth S. Taggart
SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh C. Howser, a Notary Public within and for the State and County aforesaid, personally appeared Clifford M. Taggart and Elizabeth S. Taggart, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of Ideal Laundry Corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Clifford M. Taggart as such President, and attesting the same by the said Elizabeth S. Taggart as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee on this the 3 day of August, 1964.

Hugh C. Howser
Notary Public

HUGH C. HOWSER NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

My commission expires: 1/26/66

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51159

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 21 12 35 PM '64

RECORDING FEE $ 2.25

DEP. REG. _____

STATE TAX $ 23.85
PROBATE .50
TOTAL $ 24.35

SEP 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 21 1964

Edgar Kennedy
Carmelita
Z
Clifford M Ragsdale
Assoc