LAW OFFICES

WATKINS, McGUGIN & STEWART

COMMERCE UNION BANK BUILDING

NASHVILLE 3, TENNESSEE

(1)

Parcel Numbers:
W13-11215
7W-6200
7W-135

Mail Tax Statements to:
Maryland Realty Company
1111 Polk Avenue
Nashville, Tennessee

MAP 93-10
PAR. 187, 188, 200, 201, 202,
ew

BOOK 3824 PAGE 602

FOR AND IN CONSIDERATION of the sum of One Dollar paid in cash by Maryland Realty Company and for other good, valuable and sufficient consideration, the receipt of all of which is hereby acknowledged, Mary Greenlaw Coble and husband, Neely B. Coble, have this day bargained and sold, and do hereby transfer and convey unto the said Maryland Realty Company, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A.

Tract No. 1. Being Lots Nos. 49 and 50 on the Map of the Wilson Springs Property, of record in Book "G", page 230, of the Chancery Court at Nashville. Said lots adjoin and front together 77 feet on the northerly side of Peabody Street and run back between lines, 123 feet on the west line of Lot 49 and 107½ feet on the east line of Lot No. 50, along the westerly margin of an alley, to a dead line in the rear on which it measures 74 feet, being the same property conveyed to Sam B. Walker and wife, Grace F. Walker, by deed from C. M. Gadsey, Trustee and individually, and wife, of record in Book 1309, page 692, Register's Office of Davidson County, Tennessee, and a part of the same property conveyed by Sam B. Walker and wife, Grace F. Walker to Mary Greenlaw Coble by deed dated April 8, 1958, of record in Book 2802, page 149, Register's Office for Davidson County, Tennessee. For a more detailed description of this property see survey of T. R. Sanford, dated August 12, 1958.

Tract No. 2. Being Lots Nos. 51 and 52 on the Map of the Wilson Springs Property of record in Minute Book "G", page 230, of the Chancery Court at Nashville and described as follows: Beginning at northwest corner of Sixth Avenue, South, formerly High Street, and Peabody, formerly McEwen Street, thence northerly with Sixth Avenue, South, 77 feet to a point, being the northeasterly corner of Lot No. 51; thence north 72 deg. 45 min. east 160.30 feet, more or less, to a point in an alley being the common corner of said Lot No. 51 and Lot No. 12 in the Resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", page 459, said Register's Office; thence in a southeast direction

along the easterly margin of said alley 105.5 feet, more or less, to a point in the northerly margin of Peabody, formerly McEwen Street; thence in a northeasterly direction with the northerly margin of said Peabody Street 150 feet to the point of beginning, being the southeasterly corner of said Lot No. 52 at the intersection of Sixth Avenue, South and Peabody Street. For a detailed description of said two lots see the survey of T. R. Sanford dated August 12, 1958.

Said Lot No. 51 is the same property which was conveyed to Sam B. Walker and wife, Grace F. Walker by deed from Drew Cilla Whittaker of record in Book 1258, page 385, said Register's Office, and a part of the same property conveyed by Sam B. Walker and wife to Mary Greenlaw Coble by deed dated April 8, 1958, of record in Book 2802 page 149 said Register's Office. Said Lot No. 52 is the same property which was conveyed to Sam B. Walker and wife, Grace F. Walker by deed from Charles L. McDowell of record in Book 1248, page 247, said Register's Office, and a part of the same property conveyed to Mary Greenlaw Coble by Sam B. Walker and wife by deed dated April 8, 1958, of record in Book 2802, page 149 in said Register's Office.

B.

Land in the First Civil District of Davidson County, Tennessee, being a small triangular part from the southerly portion of Lot 12 in the resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", Page 459, Register's Office of Davidson County, and being more particularly described as follows: Beginning at a point marked by a chiseled cross in concrete on the westerly margin of Sixth Avenue South, said point being the southeasterly corner of the said Lot 12 and marking the northeasterly corner of Lot 24 of the Wilson Spring property as recorded in Book 14, page 344, Register's Office of Davidson County, and being also the northeasterly corner of Lot 51 of the Wilson Spring Addition as of record in Minute Book "G", page 230, Davidson County Chancery Court; thence along the westerly margin of Sixth Avenue South, north 27 deg. 30 min. west 27.65 feet to a point, said point being located south 27 deg. 30 min. east 65.46 feet from an iron pipe marking the northeasterly corner of Lot 11, resubdivision of said Lot 49 of "Southfield"; thence south 62 deg. 49 min. west 157.74 feet to the southwesterly corner of Lot 12 and the northwesterly corner of said Lot 51 of the Wilson Spring Addition, said point being located south 27 deg. 26 min. east 65.46 feet from an iron bolt marking the northwest corner of said Lot 11; thence along the common line between said Lot 12 and said Lot 51 north 72 deg. 45 min. east 160.30 feet to the point of beginning, the whole containing 0.050 acres, more or less.

Being part of the real property conveyed to City of Nashville by deed from Tennessee Utilities Corporation, of record in Book 1133, page 8, said Register's Office, dated August 15, 1939, filed August 17, 1939, and being the same property conveyed to Mary Greenlaw Coble by deed from City of Nashville of record in Book 2802, page 2, said Register's Office, dated June 6, 1958, filed 1958. For detailed description see survey of T. R. Sanford dated August 12, 1958.

This conveyance is made subject to outstanding liens against this property as follows:

(1) Lien of deed of trust to Miller Kimbrough, Trustee, from Mary Greenlaw Coble and husband, Neely Coble, dated 1958, of record in Book page , Register's Office for said County.

(2) Lien in favor of Sam B. Walker and wife, Grace F. Walker, retained in their installment deed to Mary Greenlaw Coble dated April 8, 1958, of record in Book 2802 page 149 , Register's Office of said County, covering Tract "A" above described and extended to cover Tract "B", constituting a second lien on said two tracts.

As part of the consideration for this conveyance, Maryland Realty Company assumes and agrees to pay the remaining indebtedness secured by said liens.

(3) Presently unrecorded lease from Mary Greenlaw Coble to Neely Coble Company, Inc., dated the first day of July, 1958, covering all of the above described premises except Tract "B" (the small triangular tract) and being for a term of fifteen years beginning July 1, 1958. Her rights and obligations under said lease are transferred to and assumed by Maryland Realty Company.

C.

Land in Davidson County, Tennessee described as follows, to wit:

Tract No. 1: Being the northerly 22 feet of lot No. 3 on the Wilson Spring Plan of lots, as of record in Book 14, page 344, Register's Office for said County.

Said northerly part of lot No. 3 fronts 22 feet, more or less, on the westerly side of 6th Avenue, South, formerly High Street and runs back between parallel lines 125 feet, more or less, to an alley.

Tract No. 2: Being the ~~southerly~~ 22 feet of lot No. 4 on the Plan of the Wilson Spring Property, as of record in Book No. 14, page 344, Register's Office for said County.

Said southerly part of lot No. 4 fronts 22 feet on the westerly side of 6th Avenue South, formerly High Street, and runs back between parallel lines 126 feet, more or less, to an alley.

Being the same property conveyed to Mary Greenlaw Coble by deed from Alfred Hirshberg and wife, Rose G. Hirshberg, of record in Book 2811, page 252, said Register's Office.

Tract "C" is conveyed subject to an outstanding vendor's lien retained in the conveyance from Alfred Hirshberg and wife to Mary Greenlaw Coble, the remaining indebtedness thereunder assumed by Maryland Realty Company, which agrees to pay the same as part of the consideration for this conveyance.

D.

One tract of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the north 11 feet of Lot No. 4 and the South 11 feet of Lot No. 3 on the Map of Wilson Spring Addition, of record in Book 14, page 344, Register's Office for said County.

Said parts of said lots adjoin and front together 22 feet on the west side of 6th Avenue South, formerly High Street, and run back between lines 125 feet more or less to an alley.

Being the same property conveyed to Mary Greenlaw Coble by deed from Wiley C. Wilson, Sr., Trustee, ~~et al~~, of record in Book 2863 page 129, Register's Office for Davidson County, Tennessee.

Tract "D" is conveyed subject to vendor's lien retained in said deed from Wiley C. Wilson, Sr., Trustee, and Maryland Realty Company, as part of the consideration,

assumes and agrees to pay the remaining indebtedness secured by said vendor's lien.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Maryland Realty Company, its successors and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as stated above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Maryland Realty Company, its successors and assigns, against the lawful claims of all persons except as stated herein.

IN WITNESS WHEREOF, we, the said Mary Greenlaw Coble and Neely B. Coble hereunto set our hands at Nashville, Tennessee, this the 29th day of August 1958.





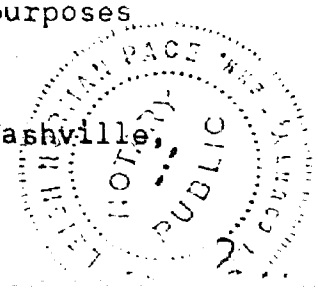
Mary Greenlaw Coble
Mary Greenlaw Coble

Neely B. Coble
Neely B. Coble

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Leigh Norman Pace, a Notary Public in and for said County and State, the within named Mary Greenlaw Coble and Neely B. Coble, the bargainors, with whom I am personally acquainted, and who ack owledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August 1958.



My Commission Expires July 20, 1960

BOOK 3824 PAGE 607

STATE TAX $ 125.40
PROBATE .50
TOTAL $ 125.90

OCT 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID OCT 21 1964

CT

55385

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 21 3 44 PM '64

NOTE BOOK 110 PAGE 275
RECORDING FEE # 4.50
DEP. REG. K

Warranty Deed
Mary Frances Cobb
ex. ux.
- to -
Maryland Realty Co.
G. 17345