WARRANTY DEED

BOOK 3886 PAGE 538

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edwin B. Raskin, Trustee (NAME)	Edwin B. Raskin, Trustee (NAME)	M/A P 104-03
415 Church Street (STREET ADDRESS OR ROUTE NUMBER)	415 Church Street (STREET ADDRESS)	PAR 64-65-66
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	1836-1835- 1525

For and in Consideration of the sum of Eight Hundred Thousand and no/100 ($800,000.00) *DOLLARS*

cash in hand paid by Edwin B. Raskin, Trustee, the receipt of which is hereby acknowledged,

we, THE CRESCENT COMPANY, formerly The Crescent Amusement Company, a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said EDWIN B. RASKIN, TRUSTEE, with full power to transfer, sell, convey, mortgage, or otherwise encumber without the consent or joinder of any beneficiary, his successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of lot No. 52 on the Plan of John Boyd Cockrill Spring Tract, as of record in book 21, page 40, Register's Office for said County, being lots Nos. 4, 5 and 6, part of lots 7, 8, 9 and 10 on the plan of Margaret R. Shields Subdivision of lot No. 51 in Boyd Cockrill Spring Tract, as of record in book 57, page 40, said Register's Office, part of Alleys Nos. 910 and 912, now closed, being shown as Tract "A" on the survey made by J. L. Murphy, Jr. & Co., December 31, 1964, as revised on April 26, 1965, and described as follows: Beginning on the southerly margin of West End Avenue, as widened, at a point north 53° 55' east 192.48 feet from the present northeast corner of Parcel No. 4 conveyed to Margaret Roesch Patton by deed from John C. Roesch et al, of record in book 2601, page 348, said Register's Office; thence with the southerly margin of said Avenue north 53° 55' east 241.20 feet to the northwest corner of the property conveyed to Colony Cleaners, Incorporated, by deed from Broadway National Bank, Trustee, of record in book 1682, page 202, said Register's Office; thence with their westerly line south 37° 21' east 122.36 feet to the northerly margin of an alley; thence with said alley south 53° 33' 20" west 30 feet; thence south 37° 21' east 106.28 feet to the westerly line of the property conveyed to Colony Cleaners, Inc. by deed from Family Service Laundry, Inc., of record in book 2738, page 58, said Register's Office; thence with their southerly line north 83° 44' 40" east 53.20 feet to the northwesterly margin of Natchez Trace; thence with said Trace south 6° 21' east 33 feet; thence south 83° 44' 40" west 107.78 feet; thence south 52° 38' west 140.16 feet; thence north 37° 14' 20" west 234.05 feet to the beginning, containing 1.271 acres, more or less. Being part of the property conveyed to Crescent Amusement Company, a Tennessee corporation, now The Crescent Company, by deed from Crescent Properties Company, of record in book 1237, page 348; by deed from Henry Neuhoff, of record in book 1248, page 506; by deed from Family Service Laundry, Inc., of record in book 1630, page 3; by deed from Martha L. Marr and husband, of record in book 1218, page 74; by deed from Clara White et al, of record in book 1360, page 214, said Register's Office; and by reason of the closing of Alley No. 910 and part of Alley No. 912 by City Ordinance Nos. 48-209 and 56-286.



~~XXXXXX~~ ( )
This is improved (X) property, known as 2609 and 2611 West End Avenue, Nashville, Tennessee.
(House Number) (Street) P. O. Address) (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edwin B. Raskin, Trustee, with full power to transfer, sell, convey, mortgage, or otherwise encumber without the consent or joinder of any beneficiary; ~~his successors~~ *heirs and assigns, forever.*

And we *do covenant with the said* Edwin B. Raskin, Trustee,

that we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year 1965, which have been pro rated as of the date hereof and assumed by the grantee; easement for 39-inch sewer; lease with Tennessee Products & Chemical Corporation, as amended, of record in Book 2970, page 437; lease with The Great Atlantic and Pacific Tea Company, Inc., as amended, of record in Book 3236, page 497; and lease with the First American National Bank, as amended, of record in Book 1721, page 407 and Book 2776, page 198; all of record in the Register's Office of Davidson ~~Lk~~ County, Tennessee, to which this conveyance is made subject.

And we, The Crescent Company *do further covenant and bind* ourselves, our successors and assigns, ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Edwin B. Raskin, Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 30th *day of* April, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THE CRESCENT COMPANY

By: D. R. Buttrey, President

Attest: John R. Fuhr, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the 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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

.....

the 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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ...[illegible], a Notary Public of the State and County aforesaid, personally appeared D. R. Buttrey *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* THE CRESCENT COMPANY *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this [illegible] *day of* [illegible], *19* 65

[illegible]
Notary Public

Commission Expires [illegible] 67

WARRANTY DEED

FROM

THE CRESCENT COMPANY

TO

EDWIN B. RASKIN, TRUSTEE

7 8 9 4 9

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

MAY 3 11 10 AM '65

RECORDED

DEP. REG.

STATE TAX $
PROBATE .50
TOTAL $

MAY 3 1965

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

BY

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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