Prepared by John McCall American Trust Bldg.

516

BOOK 4022 PAGE 516

# WARRANTY DEED

(New owner:
(Third National Bank, Trustee
(4th Ave. & Church St.
(Nashville, Tenn.

Send tax bills tp: Same

Map No.93-6-1-017
Parcel No.06W 02200

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the First American National Bank of Nashville, as Executor and Trustee under the will of Louise B. McGavock, deceased, has bargained and sold, and by these presents does hereby transfer and convey unto Third National Bank of Nashville, as Trustee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 100 on the Plan of the Original Town of Nashville, not of record, described as follows: Beginning at a point on the east margin of Sixth Avenue, North, formerly High Street, Ninety-five feet six and one quarter inches south of the southeast corner of said Sixth Avenue, North, and Union Street, running thence south with said east margin of said Avenue, Thirty-six feet three and one-quarter inches to a point; thence east one hundred and seventy-two feet seven inches, more or less, to the west margin of said alley; thence North Thirty-six feet two and three quarter inches to a point in said margin of said alley, ninety-five feet ten inches south of the intersection of said west margin of said alley with the south margin of said Union Street; and thence west one hundred and seventy-two feet seven inches to the beginning.

Being part of the same property conveyed to Louise Bransford McGavock, by deed from Melrose Land Company, of record in Book 1049, page 357, Register's Office for Davidson County, Tennessee, and being also part of the same property vested in First American National Bank of Nashville, as Executor and Trustee under the will of Louise B. McGavock, of record in Will Book 84, page 537, County Court Clerk's Office for Davidson County, Tennessee

This is improved property, known as 226-228 6th Avenue, North, Nashville, Tennessee.

Said Third National Bank, Trustee, shall have full power to lease, mortgage, sell, transfer and convey without the joinder of any beneficiary, and no purchaser, mortgagee, or lessee shall be responsible for seeing to the application of the proceeds.

This conveyance is made subject to a lease from Louise B. McGavock to Harry Burke, dated June 21, 1955, for a term of ten years commencing January 1, 1957, but with the full right to and benefit of the rent therein reserved and the lessee's covenants and agreements therein contained.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Third National Bank, Trustee, its successors and assigns forever.

And First American National Bank, Executor and Trustee as aforesaid, does covenant with the said Third National Bank, Trustee, that it is lawfully seized and possessed of said land under the above mentioned will, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1966, and the above mentioned lease.

And First American National Bank, as Executor and Trustee as aforesaid, does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Third National Bank, Trustee, its successors and assigns against the lawful claims of all persons whomsoever.

But said First American National Bank covenants and warrants as such Executor and Trustee only, but not further or otherwise.

IN WITNESS whereof the said First American National Bank has caused this instrument to be executed as such executor and trustee by its duly authorized officer on this 2nd. day of June, 1966.

STATE TAX $ 27.50
PROBATE .50
TOTAL $ 27.00

JUN 2 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 2 - 1966

FIRST AMERICAN NATIONAL BANK, EXECUTOR AND TRUSTEE

BY J. W. Roller

(Title) Vice President & Trust Officer

STATE OF TENNESSEE
DAVIDSON COUNTY

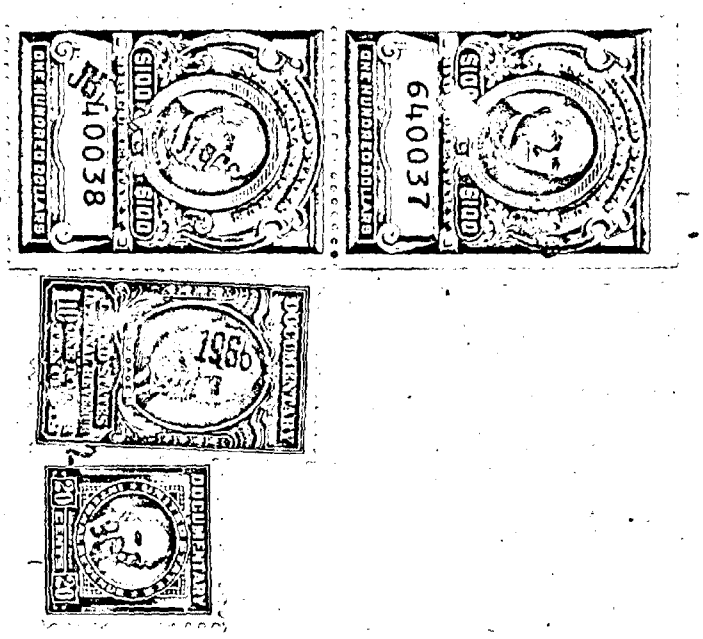
Before me, Edith D Perry a Notary Public of the state and county aforesaid, personally appeared J. W. Roller, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be (Title) Vice President of the First American National Bank, a corporation, the within named bargainor as executor and trustee, and that he as such (Title) Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as executor and trustee by himself as (Title) Vice President.

Witness my hand and seal at office in Nashville, Tennessee, this 2nd day of June, 1966.

Edith D Perry
Notary Public.

My Commission expires:
April 26, 1970

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30580

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 2 12 29 PM '66

NOTED: BOOK 14 PAGE 247
RECORDING FEE $ 2.00
DEP. REG. ____