1 of 95-4 / Map 92-4 / Map 92-11
Par. 4 / Par. 308 / Par. 92-178 - 95-96

BOOK 4062 PAGE 626

WARRANTY DEED

THIS INDENTURE, Made and entered into this 27th day of Sept., 1966, by and between AETNA REALTY COMPANY, INC., a Tennessee corporation, with principal offices in Nashville, Davidson County, Tennessee, Party of the First Part, and THE FIRST NATIONAL BANK OF MEMPHIS, TENNESSEE, Trustee, Party of the Second Part,

WITNESSETH:

That for the consideration hereinafter expressed, the said Party of the First Part has bargained and sold, and does by these presents hereby bargain, sell, convey and confirm unto the said Party of the Second Part, with full power to convey, the following described real estate, situated and being in Davidson County, Tennessee, to-wit:

2219 Charlotte Avenue (vacant lot) -
Land in Davidson County, Tennessee, being Lot No. 7 in the J. B. Haynie's New Shop Plan, as of record in Book 149, page 143, Register's Office for said County.

Said Lot No. 7 fronts 49 feet and 11 inches on the south side of Charlotte Pike, or Cedar Street Extended, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2908, page 153.

2306 Charlotte Avenue (leased to American Linen Supply Co.) -
Being Lot No. 46 on the Plan of Burlington Heights Subdivision of part of the Elliston Property, as of record in Book 332, page 13, Register's Office of said County.

Said Lot No. 46 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2393, page 187.

2300-04 Charlotte Avenue (leased to American Linen Supply Co.) -
Being Lots Nos. 44 and 45 on the Plan of Burlington Heights Subdivision of part of the Elliston Property, as of record in Book 332, page 13, Register's Office of said County.

Said Lots Nos. 44 and 45 front 50 feet each on the northerly side of Cedar Street, now Charlotte Avenue, and run back between parallel lines 150 feet to an alley, Lot No. 44 running back with the westerly margin of 23rd Avenue, North.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2393, page 183.

2308-10 Charlotte Avenue (leased to American Linen Supply Co. and partially occupied by Red Ace Service Station) - Being Lots Nos. 47, 48 and 49, on the Plan of Burlington Heights Subdivision, as of record in Book 332, page 13, Register's Office for said County. Said Lots adjoin and front together 179.6 feet on the north side of Charlotte Pike, and runs back between lines 186 feet on the west line of Lot No. 49 and 180 feet on the east line of Lot No. 47 to an alley, on which it measures 128.6 feet.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 3029, page 551.

Lebanon Road Property (Shopping Center - Various Tenants) - Land in Davidson County, Tennessee, being Lot No. 5 and being Lots Nos. 6 and 7 on the map showing subdivision of Lots Nos. 7, 8, 9, 10 and 11 in Bainbridge and Satterfield Subdivision of part of the Nichol Place on Lebanon Pike, as of record in Book 547, page 132, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 1, 1955.

Said Lot No. 5 fronts 55.4 feet on the northerly side of Lebanon Pike and runs back 195.1 feet on the westerly line and 180.9 feet on the easterly line, to a dead line in the rear, measuring 53.2 feet thereon.

Said Lots Nos. 6 and 7 adjoin and front 55.4 feet each on the northerly side of Lebanon Pike and run back 180.9 feet on the westerly line and 152.3 feet on the easterly line, to a dead line in the rear, measuring 106.4 feet thereon.

Said Lot No.5, being the same property conveyed to E. G. Sherrill and wife, Ruby Sherrill, by deed from Eunice Wray and husband, Sam Wray, of record in Book 2436, page 417, Register's Office for said County.

Lots Nos. 6 and 7 being the same property conveyed to E. G. Sherrill and wife, Ruby Sherrill, by deed from Sam Thomas Baldwin, Jr., and wife, Dorothy G. Baldwin, and Sam Thomas Baldwin, Sr., of record in Book 2436, page 431, Register's Office for said County.

A one-half undivided interest in all of said lots having been conveyed to M. D. Hale and wife, Margaret Elizabeth Hale, by a former deed from E. G. Sherrill and wife, Ruby Sherrill.

Herman Street Apartments -
Land in the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 142 and 143 on the Plan of the McNairy Mansion House Tract, not of record, being a re-subdivision of part of Lot No. 157 of the Samuel Watkins Plan of Lots, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by Barge-Waggoner and Sumner, Inc., Engineers, December 23, 1957, and by survey made by Hickerson-Miller, Engineers-Surveyors, May 5, 1958, as follows:

Beginning at a concrete monument located at the southeast corner of 17th Avenue, North and Herman, formerly Hamilton, Street; thence with the southerly margin of Herman Street, north 60° 01' 30" east 326.5 feet; thence southwardly 172.8 feet to the northerly line of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way south 69° 05' west 86.9 feet to a monument at the beginning of a curve, continuing with said right-of-way on a curve to the left having a radius of 833.98 feet, central angle of 13° 45' a length of 200.72 feet and a cord of south 62° 12' 30" west 199.66 feet to a monument; thence south 81° 21' west 43 feet, continuing with said right-of-way to a monument on the easterly margin of 17th Avenue, North; thence with said Avenue, North 30° 29' west 135.85 feet to the beginning, containing 49.807 square feet, more or less.

Being the same property conveyed to Aetna Realty Company, Inc. by deed from L. H. Hardaway, Sr., and wife, of record in Book 2750, page 209, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Party of the Second Part, its successors and assigns, in fee simple forever; and the said Party of the First Part does hereby covenant with the said Party of the Second Part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except as shown on Exhibit C to said trust instrument aforementioned; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars ($10), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

IN WITNESS WHEREOF, the Party of the First Part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

AETNA REALTY COMPANY, INC.

BY: Elaine Rae Rothberg
President

ATTEST:

Phyllis Rae Reichman
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of Sept., 1966, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared ELAINE P. ROTHBERG and PHYLLIS P. REICHMAN, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of AETNA REALTY COMPANY, INC., the within-named bargainor, a corporation, and 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 Elaine P. Rothberg, President, and attesting the same by the Secretary.

WITNESS my hand and Official Seal at office, the day and year above written.

NOTARY PUBLIC

My commission expires: 12/11/68

This deed prepared by Hanover, Hanover, Hanover, Walsh & Barnes, Attorneys, 219 Adams Avenue, Memphis, Tennessee, 38103.

Location of properties: All in Davidson County, Tennessee.

Mail tax bills to: The First National Bank of Memphis, Tennessee, 165 Madison Avenue, Memphis, Tennessee.

FROM: Aetna Realty
Company, Inc.

TO: The First National Bank of
Memphis, Tennessee, as
Trustee

STATE TAX $ 278.85
PROBATE .50
TOTAL $ 279.35
SEP 26 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID SEP 28 1966

WARRANTY DEED

9,52

45440

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY
STATE OF TENN.

SEP 28 11 56 AM '66
RECORDING FEE $ 3.50
DEP. REG.

1153.73

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LAW OFFICES
HANOVER, HANOVER, HANOVER, WALSH & BARNES
219 ADAMS AVENUE BUILDING
MEMPHIS, TENNESSEE 38103
TELEPHONE: 526-0621