This instrument was prepared by ERVIN M. ENTREKIN, Attorney, Firm of WARFIELD & ENTREKIN, American Trust Building, Nashville, Tennessee.

# WARRANTY DEED

BOOK 4089 PAGE 662

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FIRST AMERICAN NTL. BANK (NAME:) | Nicholson's Hi-Fidelity Center, Inc. (NAME:) | |
| Union Street (STREET ADDRESS OR ROUTE NUMBER) | 113 19th Avenue South (STREET ADDRESS) | Map 92-16 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par 124 & 123 mm |

~~For~~ a good and valuable consideration paid by FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE, the receipt ~~of~~ of which is hereby acknowledged, and in order to establish a trust fund for each of my grandchildren,

I, JESSIE H. DAVIS, ~~have bargained and sold, and by these presents do transfer and convey unto~~ the said FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE, for ALEX M. NICHOLSON, JR. and JOHN DAVIS NICHOLSON ~~heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~ with powers and subject to the terms and conditions of a Trust Agreement dated September 30th, 1966, its successors and assigns, each an undivided ½ interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I

BEING a part of lot No. 146 in Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County, described as follows:
BEGINNING at a point in the northerly margin of an alley, said alley being about 100 feet north of the intersection of Broad Street and 19th Avenue South; said point of beginning being about 127½ feet west from the northwesterly corner of the intersection of said alley with 19th avenue South; thence runs westerly along the margin of said alley 28 feet, more or less, to another alley; thence northward and parallel with 19th Avenue South, 35½ feet more or less to a point; thence easterly 28 feet more or less to a point; thence southwardly 35½ feet to the point of beginning.
BEING the same real property conveyed to Mrs. Jessie H. Davis by deed from Margaret Mazza Petrucelli, as devisee under Will of Antonio Petrucelli, which deed is of record in Book 3807, page 799, Register's Office for Davidson County, Tennessee.

Tract II

BEING part of lot No. 146 on the plan of Boyd Home Tract, of record in book 21, page 39, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 19th Avenue South at a point being 106 feet northerly from the northwest intersection of 19th Avenue South and Broadway, formerly Broad Street, being the northerly margin of a 6 foot alley; thence with the westerly margin of 19th Avenue South, northerly 69½ feet to the southeast corner of the W. C. Collier property; thence with the southern boundary line of said Collier property westerly 151 feet to an alley; thence with said alley southerly 32 feet to a point, being 1 foot from the northern wall of a brick stable; thence easterly and parallel to the northern wall of said stable 28 feet; thence southerly and parallel to the eastern wall of said stable; 35½ feet to an alley; thence with said alley easterly 125 2/5 feet to the beginning.
BEING the same real property conveyed to J. Clem Davis and wife Jessie H. Davis by deed of record in Book 2805, page 135, Register's Office for Davidson County, Tennessee. The said J. Clem Davis having since died.

This is { unimproved / improved } property, known as ( ) (House Number) (Street) P. O. Address: Nashville (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* FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE, its successors and assigns, *forever.*

*And* I *do covenant with the said* FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, JESSIE H. DAVIS *do further covenant and bind* myself, my heirs and representatives, *to warrant and forever defend the title to the said land to the said* FIRST AMERICAN NATIONAL BANK, TRUSTEE, its successors and assigns *against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 30th *day of* September, *19* 66., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jessie H. Davis
JESSIE H. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ervin M. Entrekin, a Notary Public in and for said County and State, the within named JESSIE H. DAVIS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 1966.

ERVIN M. ENTREKIN NOTARY PUBLIC DAVIDSON COUNTY

E. M. Entrekin, Notary Public.

Commission Expires 2-3-68

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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 .

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in , this day of , 19.

Notary Public

Commission Expires .

[redacted]

BOOK 4089 PAGE 665

Mail to 1st Am Nat Bank
Mr. Brannon Huddleston
Trust officer

# WARRANTY DEED

FROM

JESSIE H. DAVIS

TO

FIRST AMERICAN NATIONAL BANK

OF NASHVILLE, TRUSTEE

STATE TAX $ 15.60
PROBATE .50
TOTAL $ 16.10

DEC 28 1966

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

PAID DEC 28 1966

5 5 6 6 0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 28 3 34 PM '66

NOTED: BOOK 1157 PAGE 537
RECORDING FEE # 2.10
DEP. REG.


Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE