WARRANTY DEED

BOOK 4216 PAGE 47

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred H. Massey (NAME:)	Same (NAME:)	Map. 86-9
100 Taylor Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1W-755
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pac. 151

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*
cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

Scheffer's, a Tennessee corporation, has does
~~have~~ *bargained and sold, and by these presents* ~~do~~ *transfer and convey unto the said* Fred H. Massey, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 122, 123, 124, and 125 on the Plan of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for said County.

Said Lots Nos. 122, 123, 124, and 125 front together 200 feet on the easterly side of First Avenue, North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

Being part of the real property conveyed to Scheffer's, a Tennessee corporation, by deed from Joseph C. Scheffer, Trustee, et al, of record in Book 833, page 352, said Register's Office.

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201

unimproved ( )
This is improved (X) property, known as 94 Taylor Street, 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 Fred H. Massey, his

heirs and assigns, forever.

And it does ~~do~~ *covenant with the said* Fred H. Massey

that it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Taxes for 1968 are to be pro rated and assumed by grantee.

And Scheffer's, does

~~do~~ *further covenant and bind* itself, its assigns ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Fred H. Massey, his

heirs and assigns against the lawful claims of all persons whomsoever.

Witness its *hands this* 21st *day of* February, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SCHEFFER'S
By C. L. Parsons
C. L. Parsons, Vice President
ATTEST:
By Charles W. Scheffer
Charles W. Scheffer, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00
Charles W. Scheffer
Affiant

Subscribed and sworn to before me, this the 21st day of February 19 68

Notary Public

My Commission Expires: June 23, 1969
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Louise Miller, *a Notary Public of the State and County aforesaid, personally appeared* C. L. Parsons and Charles W. Scheffer, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Vice President and Secretary *respectively of the* Scheffer's, *the within named bargainor, a corporation, and that* they *as such* Vice President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* Vice President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee
this 2nd *day of* February, *19*68

Louise Miller .....*Notary Public*

Commission expires Nov. 23, 1969

07705

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 1 11 50 AM '68
NOTE BOOK 118 PAGE 353
RECORDING FEE $ 3.00
DEP. REG. $

STATE TAX $ 78.00
PROBATE .50
TOTAL $ 78.50

MAR 1 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

(1-192662 — $30,000.00)

WARRANTY DEED

FROM

SCHEFFER'S

TO

FRED H. MASSEY

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Dickson & Johnson, Inc.