469

WARRANTY DEED

BOOK 4248 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Parnell Company (NAME:)	Same (NAME:)	Map #93-10
1402 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel No. 13W-10355
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pol. 381 pw

For and in Consideration of the sum of Ninety-seven Thousand Five Hundred and no/100 ($97,500.00) - *DOLLARS*

cash in hand paid by R. L. Parnell Company, a Tennessee corporation, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adkins Cargo Express, Inc., an Indiana corporation but qualified to do business in the State of Tennessee,

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $97500.00. Affiant Frank R. Hyatt

Subscribed and sworn to before me this 2 day of July 1968

Deputy Register Ellen Lentz

has have bargained and sold, and by these presents does do transfer and convey unto the said R. L. Parnell Company, its sucdessors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

PARCEL NO. 1: A lot or parcel of land in South Nashville, Davidson County, Tennessee, beginning at the southwest corner of Fourth Avenue South, formerly Cherry Street, and Lea Avenue, formerly Highland Street; thence with the westerly margin of Fourth Avenue South, southwardly 77-1/2 feet; thence westwardly 165 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly to the southerly margin of Lea Avenue, formerly Highland Street; thence with said Street, eastwardly 165 feet, more or less, to the point of beginning.

PARCEL NO. 2: A lot or parcel of land in South Nashville, Davidson County, Tennessee, said lot or parcel having previously been conveyed in five tracts, described as follows:

Tract No. 1 - Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Barrow Grove, as of record in Book "S", pages 279, 319, 612 and 679, Register's Office for said County. Said Lot No. 38 fronts 35 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines, 165 feet to an alley.

Tract No. 2 - Being Lot No. 39 on the Plan of Barrow Grove Lots, as of record in Book "S", pages 279, 319, 612 and 679, Register's Office for said County. Said Lot No. 39 fronts 35 feet, more or less, on the westerly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines 165 feet to an alley.

Tract No. 3 - (A) Being Lot No. 1 in the subdivision of the Andrew Gennette property on South Cherry Street, now Fourth Avenue South, described as follows: Beginning on the westerly margin of said Avenue at Eva A. Iser's, formerly Estes' southeast corner; thence with the westerly margin of said Avenue southerly 54 feet to the northeast corner of Lot No. 2; thence at right angles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19____

My commission expires: _____ (Affix Seal) _____ Notary Public

westerly 162 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 54 feet to said Iser's southwest corner; thence with her southerly line easterly 162 feet, more or less, to the beginning.

(B) Beginning on the westerly side of margin of Cherry Street, now Fourth Avenue South, 54 feet southwardly from Iser's southeast corner, being the southeast corner of the lower lot, and running southwardly with Cherry Street, now Fourth Avenue, 40 feet; thence at right angles westwardly 162 feet, more or less, to an alley; thence northwardly with said alley 40 feet to the southwest corner of the lower Iser lot; thence eastwardly with the line of said Iser's lot 162 feet, more or less, to the beginning.

Tract No. 4 - Land in Davidson County, Tennessee, being a lot or parcel of land in South Nashville, described as follows: Beginning on the westerly margin of Fourth Avenue South, formerly Cherry Street, at the northeast corner of the property conveyed to S. H. Wilson and wife, by deed from E. S. Balthrop and wife of record in Book 613, page 491, Register's Office for said County; thence with Wilson's northerly line westwardly 162 feet, more or less, to the easterly margi of an alley; thence with said alley northwardly 45 feet to the southwest corner of the property conveyed to A. J. Moore by deed from R. L. Wilkinson et al, of record in Book 531, page 366, said Register's Office; thence with Moore's southerly line eastwardly 162 feet, more or less, to the westerly margin of Fourth Avenue South; thence with th e westerly margin of Fourth Avenue South, southwardly 45 feet to the beginning.

Tract No. 5 - A small lot in the City of Nashville known as House No. 603 Fourth Avenue South, described as follows: Beginning at a point on the westerly margin of Fourth Avenue South, formerly Cherry Street, at the southeast corner of Lot No. 39, as shown on the Barrow Grove Plan of Lots of record in Book "S", page 279, of the Register's Office for said County; thence along the south line of Lot No. 39 of said Plan westerly 165 feet to an alley; thence with the margin of said alley southerly 39 feet to a point; thence easterly, parallel to the first line, 165 feet to the westerly margin of Fourth Avenue South; thence with the margin of the same northerly 39 feet to the point of beginning.

Being the same real property conveyed to Adkins Cargo Express, Inc. an Indiana corporation by deed from Third National Bank in Nashville and John Claude Darwin, Jr., in their capacity as Executors and Trustees under the Will of Charles B. Darwin, deceased, of record in Book 4133, page 707, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 623 Fourth Avenue, South, Nashville, Tennessee 37210
(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 R. L. Parnell Company, its successors and assigns, ~~heirs and assigns,~~ *forever.*

And Grantor does *do covenant with the said* R. L. Parnell Company *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.*, except for 1968 taxes, which are to be prorated as of the date possession is delivered, it being agreed that the Grantor may elect to retain possession as a Lessee for all or part of the period ending December 31, 1968, as provided in the contract of sale.

And Adkins Cargo Express, Inc. does *do further covenant and bind* its successors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* R. L. Parnell Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 27th *day of* June, *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.*

ADKINS CARGO EXPRESS, INC.

By John A. Murphy, President
Title

ATTEST:

A. R. Coughlin, Assistant Secretary-Treasurer

This instrument was prepared by Reber Boult, Attorney, 700 American Trust Building, Nashville, Tennessee 37201.

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

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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.....

IDENTIF. REFERENCE
JUL 22 2:44 PM '68
FELIX A. KELLY, CLERK & REGISTER
DAVIDSON COUNTY, TENN.

A 038831

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

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

JUL-22 68 CONV *9,750.00
JUL-22 68 STAX A* 253.50
JUL-22 68 PRTFEE A* .50
JUL-22 68 RCFEE A* 4.50 * 258.50

.....

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.....

WISCONSIN
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
LA CROSSE

Before me, Bernard W. Coughlin, *a Notary Public of the State and County aforesaid, personally appeared* John A. Murphy, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Adkins Cargo Express, Inc., *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 La Crosse,
this 28th *day of* June, *19* 68.

Bernard W. Coughlin
Notary Public

Commission Expires.....

Notary Public, La Crosse, Wis.
My Commission Expire March 15, 1971