JOB:L Found 203 172

This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

BOOK 4337 PAGE 840

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Louie Phillips, Trustee Commerce Union Bank Building Nashville, Tennessee	Louie Phillips, Trustee Commerce Union Bank Building Nashville, Tennessee	Map 93-6-1 Par. 57-58 PW

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other valuable and sufficient considerations paid by Louie Phillips, Trustee, receipt of all of which is hereby acknowledged, we, James F. Barnes and wife, Kathryn E. Barnes, have bargained and sold, subject to the trust deed liens hereinafter described, and by these presents do transfer and convey unto the said Louie Phillips, Trustee, with full power to sell, mortgage or otherwise encumber or transfer without the joinder or consent of any beneficiary, his successors and assigns, an undivided one-half interest in and to two certain parcels or tracts of land in Davidson County, Tennessee, described as follows, to-wit:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $150,000.00.

Subscribed and sworn to before me, this the 25th day of May, 1969.

_____
Affiant

My commission expires:

_____
Notary Public

_____
(Affix Seal)

TRACT NO. 1: Being part of lot No. 53, on the Plan of the Original Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of Fourth Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to Susan R. Warner, by deed from J. F. Neville, of record in book 967, page 774, Register's Office for said County, said point being 100 feet, more or less, south of the southerly margin of Bank Alley; thence with the easterly margin of said Avenue southwardly 27 feet 4 inches, more or less, to the northwest corner of the property conveyed to C. B. Warner, Trustee, by deed from Saidee Polk Grant, et al, of record in book 644, page 250, said Register's Office; thence with the northerly line of said C. B. Warner, Trustee, property eastwardly 171 feet 4-1/2 inches, more or less, to the westerly margin of Printers Alley; thence with said Alley northwardly 27 feet 4 inches, more or less, to the southeast corner of said Susan R. Warner property; thence with the southerly line of the same westwardly 171 feet 4-1/2 inches, more or less, to the beginning.
A 3/4 undivided interest in said property was conveyed to James T. Washer, David Schulman and James F. Barnes, by deed from First American National Bank of Nashville, Successor Trustee, of record in book 2926, page 122, Register's Office for said County, and a 1/4 undivided interest was conveyed to James F. Barnes and wife, Kathryn E. Barnes, by deed from Robert Carney, of record in book 3861, page 893, said Register's Office.

TRACT NO. 2: Being part of lot No. 53 on the Plan of the Original Town of Nashville, not of record, described as follows:
Beginning on the easterly margin of 4th Avenue North, formerly Cherry Street, at the southwest corner of the property conveyed to James T. Washer, et al, by deed from First American National Bank of Nashville, Trustee, of record in book 2926, page 122, Register's Office for said County, said point being 127 feet 4 inches, more or less, south of the southerly margin of Bank Alley; thence with the southerly line of said Washer property eastwardly 163 feet 9 inches, more or less, to the westerly margin of Printers Alley; thence with said alley southwardly 25 feet, more or less, to the northeast corner of the property conveyed to Cumberland Securities Corporation, by deed from C. B. Warner, Trustee, of record in book 1110, page 271, said Register's Office; thence with the northerly line of said Securities Corporation property westwardly 163 feet 9 inches, more or less, to the easterly margin of 4th Avenue North; thence with said Avenue northwardly 25 feet, more or less, to the beginning.
A 1/2 undivided interest in said property was conveyed to David Schulman and James T. Washer, by deed from Attorney's Title Company, Trustee, of record in book 4203, page 506, Register's Office for said County, and the remaining 1/2 undivided interest was conveyed to James F. Barnes and wife, Kathryn E. Barnes, by deed from Attorney's Title Company, Trustee, of record in book 3861, page 889, said Register's Office.

This is improved property known as 208-210 Fourth Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said one-half undivided interest in said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging, including any and all rights of Grantors in streets and alleys abutting the property, to the said Louie Phillips, Trustee, with full power to sell, mortgage or otherwise encumber or transfer without the joinder or consent of any beneficiary, his successors and assigns, forever. And we do covenant with the said Louie Phillips, Trustee, that we are lawfully seized and possessed of said one-half undivided interest in said land in fee simple, have a good right to convey it and the same is unencumbered except:

1. Lien of 1969 taxes which have been prorated and are assumed by the Grantee.
2. Deed of Trust from James F. Barnes, et al to Louis R. Linx, Trustee, of record in Book 4203, page 510, RODC, Tennessee.
3. Deed of Trust from James F. Barnes, et al to Louis R. Linx, Trustee, of record in Book 4242, page 547, RODC, Tennessee.
4. Deed of Trust from James F. Barnes, et al to Charles Hampton White, Trustee, of record in Book 4242, page 681, and re-recorded in Book 4246, page 349, RODC, Tennessee.

5. Easements for party walls along the northerly line of Tract No. 1 and the southerly line of Tract No. 2.

6. Lease from James F. Barnes, et al to Robert S. Baldwin, of record in Book 4030, page 236, RODC, Tennessee, and sublease of the same portion of the property of record in Book 4297, page 40, RODC, Tennessee.

7. Rent assignment to First Federal Savings and Loan Association to further secure the indebtedness described in the aforesaid Deed of Trust of record in Book 4203, page 510, which rent assignment is of record in Book 4203, page 514, RODC, Tennessee.

And the said James F. Barnes and wife, Kathryn E. Barnes, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the property herein conveyed, to the said Louie Phillips, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

This deed is being executed and delivered along with a deed to the other one-half undivided interest in the within described property executed by James T. Washer and David Schulman, it being the intention and purpose of this deed and said other deed to transfer and convey to the Grantee

all of the fee simple title to the within described property but subject to the liens of the trust deeds described above.

WITNESS our hands this 28th day of May, 1969.

A42605

IDENTIF. REFERENCE

MAY 29 1 52 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

James F. Barnes

James F. Barnes

Kathryn E. Barnes

Kathryn E. Barnes

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ben Caldwell, a Notary Public in and for said County and State, the within named James F. Barnes and wife, Kathryn E. Barnes, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of May, 1969.

Ben Caldwell

Notary Public

My commission expires:

4-21-71

MAY29 CONV 30,000.00
MAY29 CONV 60,000.00
MAY29 STAX A* 390.00
MAY29 PR'FEE A* .50
MAY29 W'OFFD A* 7.50 * 398.00