BOOK 4363 PAGE 564

Map 105-6
Par. 83

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eighth Avenue Investors Co. (NAME)	Eighth Avenue Investors Co. (NAME)	16W-4880
1315 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	1315 8th Avenue South (STREET ADDRESS)	16W-4890 16W-4900 16W-4910 16W-4920
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Thirty Thousand Five Hundred Sixteen and 78/100----------($30,516.78)---------- *DOLLARS*

cash in hand paid by Eighth Avenue Investors Co., the receipt of which is hereby acknowledged,

A 53468

IDENTIF. REFERENCE

SEP 9 2 46 PM '69

FELIX Z. HUDSON REGISTER DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
Dewey W. Peligo
Of The Law Firm Peligo & Saindon
Stahlman Building: Nashville, Tennessee

Patton & Hosse Construction Company, Inc., a Tennessee corporation *have bargained and sold, and by these presents do transfer and convey unto the said* Eighth Avenue Investors Co., a partnership, its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT No. 1: Being lot No. 6 on the Plan of John A. McCampbell's Addition to Nashville, as of record in book 21, page 104, Register's Office for said County.
Said lot No. 6 fronts 50 feet 8 inches, more or less, on the westerly side of 8th Avenue South, as widened, formerly Spruce Street, and runs back 189.3 feet on the southerly line, with the northerly margin of what was formerly McCampbell Street, and 177.94 feet, more or less, on the northerly line to an alley, and measures 50 feet thereon.
Being the same property conveyed to Patton & Hosse Construction Company, Inc., by deed from Frank H. Hosse, of record in book 3461, page 551, as corrected in book 3465, page 63, Register's Office for said County.

TRACT No. 2: Being lots Nos. 1, 2 and 3 on the Revised Map showing Lula S. Haynie's Subdivision of lots 4 and 5 of McCampbell Addition, as of record in book 231, page 5, Register's Office for said County.
Said lots adjoin and front together 75 feet on the westerly side of 8th Avenue South, as widened, and run back between lines, 163.55 feet on the south line of lot 3 and 155.6 feet on the north line of lot No. 1, along the south margin of an alley, to an alley in the rear, measuring 75 feet thereon.
Being the same property conveyed to Patton & Hosse Construction Co., Inc., by deed from Irving Silver, et al, of record in book 4208, page 540, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30516.78

Subscribed and sworn to before me, this the 9th day of September, 1969

Affiant Mary Evans, Agent

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Notary Public Raymond H. Daman

TRACT No. 3: Being part of lot No. 4 on the Plan of Lula S. Haynie's Subdivision of lots 4 and 5 of Jno. A. McCampbell's Addition, as of record in book 231, page 5, Register's Office for said County.
Said part of said lot fronts 25 feet, more or less on the westerly side of 8th Avenue South, as widened, and runs back between parallel lines, 166.55 feet on the northerly line and 166.61 feet on the southerly line, to an alley in the rear on which it measures 25 feet.
Being the same property conveyed to Patton & Hosse Construction Company, Inc., by deed from The Nashville Housing Authority, of record in book 4255, page 710, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in book 4220, page 723, and to restrictive covenants contained in deed of record in book 4255, page 710, Register's Office for Davidson County, Tennessee.

SEP-9 68	CONV	30,516.78				
SEP-9 68 S'TAX			A*	79.30		
SEP-9 68 PR'FEE			A*	.50		
SEP-9 68	W'DEED		A*	4.50	*	84.30

This is unimproved (X) improved ( ) property, known as 1315 8th Avenue South, 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 Eighth Avenue Investors Co., its successors *heirs and assigns, forever.*

And it does *covenant with the said* Eighth Avenue Investors Co., *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 taxes for 1969 which are assumed by grantee.

And Patton & Hosse Construction Company, Inc. *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Eighth Avenue Investors Co., its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* ~~27th~~ 2nd *day of* ~~August~~ September, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PATTON & HOSSE CONSTRUCTION COMPANY, INC.
By [signature] President
ATTEST: By [signature] Secretary & Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Raymond H Darrow, *a Notary Public of the State and County aforesaid, personally appeared* Frank H. Hosse, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Patton & Hosse Construction Company, 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 Nashville, Tennessee
this 9th *day of* September, *19* 69

Raymond H Darrow
Notary Public

My Commission Expires April 21, 1971

Commission Expires.....