Tenn. R-69
Parcel No. 93-14-342

PW

BOOK 4450 PAGE 477

CLERK'S DEED

This Deed by George L. Rooker, Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Tennessee, at Nashville, Davidson County, Tennessee, to The Nashville Housing Authority, a public body and a body corporate and politic, organized and existing under the laws of the State of Tennessee, with the principal office and place of business at Nashville, Davidson County, Tennessee,

WITNESSETH: That

WHEREAS, a petition for condemnation was filed in the Circuit Court at Nashville, Tennessee, by The Nashville Housing Authority against Ben Cavalier et al, same being Case No. B-4236 on the Dockets of the Court, to acquire by condemnation proceedings under the eminent domain laws of Tennessee, title in fee simple to the hereinafter described real estate and improvements thereon in the public interest and for the public use; and

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WHEREAS, by order duly entered in said condemnation proceedings by said Court on the 15th day of June, 1970, sustaining said petition as a proper condemnation proceeding and adjudging the right of petitioner to acquire title in fee simple to the hereinafter described real estate and improvements thereon; and vesting title in fee simple free and unencumbered in the petitioner; and

WHEREAS, a Jury of View was duly summoned by the Sheriff and appointed by the Court to set aside the property by metes and bounds and to assess the damages; and

WHEREAS, the report of the Jury of View was duly confirmed by the Court by an order made and entered in said proceedings on the 24 day of July, 1970; and

WHEREAS, The Nashville Housing Authority has paid into the Registry of this Court the sum of -SEVENTY FIVE THOUSAND----------($ 75,000.00) DOLLARS, same being the amount of damages assessed by the Jury of View, for the use and benefit of said defendants and all costs of the proceedings; and

WHEREAS, I was by said order sustaining the condemnation petition authorized and directed to execute and deliver a deed conveying to The Nashville Housing Authority all the right, title and interest of said defendants in and to the following described property, situated in the City of Nashville, Davidson County, Tennessee, and more fully described as follows:

Land in Davidson County, Tennessee, being the westerly 65 feet of Lots Nos. 101, 102, 103 and 104 on the Plan of Ewing and Wetmore's Addition to South Nashville, as of record in Book 14, pages 202 and 203, Register's Office for said County, described as follows: BEGINNING at the southeast corner of 7th Avenue South, formerly Stevenson Avenue, and Ash, formerly Allison Street; thence with the southerly margin of Ash Street, eastwardly 65 feet to the northwest corner of the property conveyed to Miss Fannie Weimers by deed from John A. Williams, Jr., on Book 297, page 413; thence with said Wiemer's westerly line, southwardly

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130 feet to the northerly margin of an alley; thence with said alley, westwardly 65 feet to the easterly margin of 7th Avenue South; thence with said Avenue, northwardly 130 feet to the beginning.
Being property vested in Ben Cavalier, Joe Barr and Sam Seligman, d/b/a C. B. S. Realty Company, by deed from William P. Hunter, Conservator of the estate of Jessie Hamilton, as of record in Book 3463, page 122.
Designated as Parcel No. 93-14-342 (W8-4430) in the Edgehill Urban Renewal Area, Project Tenn. R-69.
Together with all rights, title and interest which the Owners have, or ever may have in and to any adjoining street or streets, alley or alleys, or any other right of way or in any easement to which the above property is dominant or servient.
including all fixtures and improvements thereon; Now

Therefore, in consideration of the premises and of the sum of _____ -SEVENTY FIVE THOUSAND----------($75,000.00) DOLLARS to me paid by The Nashville Housing Authority, I, George L. Rooker, Clerk of said Court, by virtue of the power and authority conferred upon me by said order, do by this deed grant, convey and confirm unto The Nashville Housing Authority, its successors and assigns forever, all the right, title and interest of said defendants in and to said real estate and improvements thereon, and every part and parcel thereof, with the appurtenances, as an indefeasible inheritance in fee simple forever.

WITNESS my hand and seal of the Court, this 6th day of October, 1970.

George L. Rooker
Clerk

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy Lackey, a Notary Public duly commissioned, qualified and acting in and for the State and County aforesaid, George L. Rooker, Clerk as aforesaid, with whom and whose official position I am personally acquainted, and who acknowledged the execution of the foregoing deed, on the day it bears date, and for the purposes therein expressed.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. OCT 7 10 31 AM '70 IDENTIF. REFERENCE 92345

WITNESS my hand and seal at office, Nashville, Davidson County, Tennessee, the 6th day of October, 1970.

Dorothy Lackey

My commission expires: 1-29-73