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DEED

IDENTIF. REFERENCE

FROM:

Nick Morris and Sam Hirshberg
Co-Trustees of the Estate of
Nick Makres

MAR 19 9 27 AM '71
REGISTER
DAVIDSON COUNTY, TENN.

TO:

K. O. Haury

BOOK 4487 PAGE 216

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
K. O. Haury 703 Lynnbrook Road Nashville, Tennessee 37215	Same	Map 104-8 Parcel 67

For and in Consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Nick Morris and Sam Hirshberg, Co-Trustees of the Estate of Nick Makres, have bargained and sold, and by these presents do transfer and convey unto the said K. O. Haury, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land lying and being situated in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 4 and the southerly 7 feet of Lot No. 3 on the map of George I. Waddey's Re-subdivision of certain lots in S. R. Sanford's Subdivision, as of record in Book 332, page 94, Register's Office for said County.

Said Lot No. 4 and part of Lot No. 3 front together 70 feet on the westerly side of 21st Avenue South, as widened, formerly the Hillsboro Pike and run back 180 feet, more or less, on the northerly line and 181.7 feet on the southerly line, to an alley, measuring 70 feet thereon.

Being the same property conveyed to Nick Makres by deed from Robert L. Alexander and wife, Roberta S. Alexander, of record in Book 3404, page 512, said Register's Office.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Geo. I. Waddey's Re-Subdivision of S. R. Sanford's Subdivision, of record in Book 332, page 94, Register's Office for said County.

Said Lot No. 5 fronts 63 feet on the westerly side of Hillsboro Pike, or 21st Avenue South, as widened, and runs back between lines 181.7 feet on the northerly line and 183.12 feet on the southerly line, along the northerly margin of Capers Avenue to an alley in the rear on which it measures 63 feet.

Being the same property conveyed to Nick Makres by deed from the Executive Board of Tennessee Baptist Convention, of record in Book 2804, page 205, Register's Office for said County.

Said property was devised to Nick Morris and Sam Hirshberg, Co-Trustees, by will of Nick Makres of record in Will Book 98, page 63, Probate Court for said County.

This is improved property known as 1507 21st Avenue, South, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said K. O. Haury, his heirs and assigns, forever.

And we do covenant with the said K. O. Haury that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered; with the exception of a lease from Nick Makres to Texaco,Inc. dated February 21, 1963, and recorded in Book 3552, page 371, Register's Office for Davidson County, Tennessee.

And we do further covenant and bind ourselves as Co-Trustees of the Estate of Nick Makres, to warrant and forever defend the title to the said land to the said K. O. Haury, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of March, 1971.

Nick Morris
NICK MORRIS, CO-TRUSTEE

Sam Hirshberg
SAM HIRSHBERG, CO-TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Nick Morris and Sam Hirshberg, Co-Trustees of the Estate of Nick Makres, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1971.

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

June 6, 1972

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,000.00.

K. O. Haury
Affiant

SUBSCRIBED and SWORN to before me this the 16th day of March, 1971.

Mary Ensey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: June 6, 1972

THIS INSTRUMENT PREPARED BY:

Fred E. Cowden, Jr.
Attorney at Law
600 Court Square Bldg.
300 James Robertson Parkway
Nashville, Tenn. 37201

MAR 19[illegible]	CONV	85,000.00			
MAR 19[illegible]	S'TAX		A*	221.00	
MAR 19[illegible]	PR'FEE		A*	.50	
MAR 19[illegible]	W'DEED		A*	3.00	* 224.50