Buyer: Wm. H. Otey, Jr.
2808 Belleview Dr.
Nashville, Tenn.
Jay Bills - Same

BOOK 4516 PAGE 852

This Instrument Prepared By
John W. Norris, Attorney
Brownsville, Tennessee

Map. 81
Par. 23

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, GEORGE HENRY DRIVER and wife, NAOMIA DRIVER, of Nashville, Tennessee, for and in consideration of the sum of ONE HUNDRED AND 00/100 ($100.00) DOLLARS, and other good and valuable considerations, all in hand paid, the receipt of all of which is hereby acknowledged, have this day bargained and sold, and do hereby sell, transfer and convey unto WILLIAM H. OTEY, JR., his heirs and assigns, the undivided interest of George Henry Driver, and all our right, title, interest and estate, in and to the following described property, situated, lying and being in Davidson County, Tennessee:

Being Lot No. 2 on the Plan of the Subdivision of the East Part of Lot 10, of the Harding Bosley Tract, as of record in Book 547, page 4, Register's Office for said county, said Lot No. 2 fronts 286 feet on the north side of the Tennessee Central Railroad right of way and runs back between lines 463 feet on the east line and 403 feet on the west line to a dead line in the rear on which it measures 262.5 feet; together with all improvements, structures, buildings now situate thereon.

Being the same real property conveyed to George H. Driver and William H. Otey, Jr., by deed from Rosa Lee Putman, widow, of record in Book 2645, page 479, Register's Office of Davidson County, Tennessee.

For the above consideration, we also hereby sell, transfer and convey unto the above named grantee, his heirs and assigns, all of the motel room furniture, air conditioning, and heating units, ice maker, refrigerators, televisions, all office fixtures and furniture, Pepsi-Cola dispenser, and any and all other furniture, fixtures and property of every kind, character and description, used and useful in connection with the operation of the El Dorado Motel, situated and located on the above described parcel of land.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $47895.00. Affiant

Subscribed and sworn to before me this 2nd day of July 1971

Deputy Register D. Williams

TO HAVE AND TO HOLD all of our right, title, interest and estate in and to the above described real estate and personal property unto them, the said William H. Otey, Jr., his heirs and assigns, in fee simple forever.

We covenant with the said William H. Otey, Jr., his heirs and assigns, that we are lawfully seized and possessed of said property, or an interest therein; that we have a good and lawful right to sell and convey same; and that we will forever warrant and defend our interest in said property unto them, the said William H. Otey, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to all encumbrances and liens presently existing on the said property including, but in no manner whatsoever limited to, the following:

(a) Taxes - 1969 and 1970 taxes, G. H. Driver, et al $1,367.40 each year.
Penalty and interest and cost to be added.
1971, a lien, but not yet due and payable
Par. No. 8D-5380

(b) Deed of trust executed by William H. Otey, Jr. and George H. Driver, a partnership, d/b/a El Dorado Motel, and their wives, to James B. Watson, Jr., Trustee, as of record in Book 3595, page 255, to secure Golden Circle Life Insurance Company, a note dated June 18, 1963, for $112,000.00, payableaccording to the terms and conditions thereof.

(c) Deed of Trust executed by William H. Otey, Jr., et al, as of record in Book 3976, page 161, to secure Golden Circle Life Insurance Company, a note dated Jan. 4, 1966, for $16,009.09, payable $190.58 monthly.

(d) Deed of trust executed by William H. Otey, Jr., et al to Austin G. Sweet, Trustee, as of record in Book 4308, page 946, to secure Golden Circle Life Insurance Company, a note dated Feb. 1, 1969, for $23,990.00, payable according to the terms and conditions thereof.

(e) Notice of Federal Tax Lien, under Number N-332-OCF, of record in Book 4061, page 416, claiming a lien in the amount of $526.13.

(f) Attention is called to the fact that the only access to said land apparently is from Hydes Ferry Road or Buchanan Street crossing the right of way of the Tennessee Central Railroad which separates this property from a public road.

(g) Rights of any tenants in possession by unrecorded leases.

(h) Easement for drainage as set out in Agreement of record in Book 3645, page 418, Register's Office.

B 2 1 5 0 0

IDENTIF. REFERENCE

JUL 2 3 27 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WITNESS OUR SIGNATURES on this 24 DAY OF June, 1971.

George Henry Driver
GEORGE HENRY DRIVER

Naomia Driver
NAOMIA DRIVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, at Nashville, Tennessee, duly commissioned and qualified, GEORGE HENRY DRIVER and wife, NAOMIA DRIVER, the within named 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 Notarial Seal at Nashville, Tennessee, aforesaid, this 30th day of June, 1971.

NOTARY PUBLIC AT LARGE TENNESSEE

Robert Martin
NOTARY PUBLIC

My commission expires: OCT 24 1973

JUL-23	CONV	47,895.84			
JUL-23	STAX		A*	124.54	
JUL-23	PBFEE		A*	.50	
JUL-23	WDEED		A*	6.00	* 131.04