This Instrument Prepared By:
W. D. Hawkins, Jr., Attorney-At-Law
Fisk University-Nashville, Tenn. 37203

# WARRANTY DEED

BOOK 1525 PAGE 685

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| William DeBerry McKissack<br>Anne Elizabeth McKissack Brown<br>McKissack & McKissack Architects<br>& Engineers, Inc.<br>Morris Memorial Building<br>Nashville, Tennessee<br>(CITY) (P. O. ZONE) (STATE) | William DeBerry McKissack<br>McKissack & McKissack Architects<br>& Engineers, Inc.<br>Morris Memorial Building<br>Nashville, Tennessee<br>(CITY) (ZONE) (STATE) | 91-8 13V<br>91-8 13J |

*FOR AND IN CONSIDERATION of the sum of* ----------$1.00----------

----------One----------No/100---------- *Dollars,*

and other good and valuable consideration paid to us by Anne Elizabeth McKissack Brown and William DeBerry McKissack, the receipt of which is hereby acknowledged, we, Mrs. Anne Elizabeth McKissack Brown, Co-Executrix and/or Trustee; William DeBerry McKissack, Executor and/or Trustee and The First American National Bank, Co-Executor and/or Trustee and each of us as Executors and/or Trustees of the Estate of Calvin L. McKissack no further and not otherwise

*have this day bargained and sold, and do hereby transfer and convey unto the said* Anne Elizabeth McKissack Brown and William DeBerry McKissack their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Two tracts of land in Davidson County, Tennessee, Tract I, being Lot No. 87 and 88, and Tract II, being Lot 89 on the Map of a Subdivision of Lot 40, and the north part of 39, Clifton Plan, as of record in Book 421, page 1.
TRACT I - Being Lots 87 and 88 adjoin and front together 110 feet on the westerly side of 39th Avenue North, formerly Branch Street, and run back between lines, 151 feet on the northerly line of Lot 88 and 173.5 feet on the southerly line of Lot 87, along the northerly margin of Alameda Street, formerly Dawn Street, to an alley in the rear, measuring 52 feet thereon.
TRACT II, Being Lot No. 89 fronts 25.5 feet on the westerly side of Branch Street, and runs back between lines, 148.1 feet on the northerly line and 151 feet on the southerly line, to an alley in the rear, measuring 25 feet thereon.
Being property conveyed as hereinabove set out.

Being a part of the properties under the Will of Calvin L. McKissack, deceased, as of record in Will Book 90, page 282, Probate Clerk's Office, Davidson County, Tennessee, and also under Final Decree William DeBerry McKissack Et Al Complainant, Mrs. Anne Elizabeth McKissack Brown Et Al Defendants, Rule Number 92698, Minute Book 83, page 185, March 11, 1971.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $900.00

Subscribed and sworn to before me, this the 16 day of July 19 71

Affiant

My commission expires: ~~1/22/72~~ 4-30-75 (Affix Seal)

Notary Public

This is unimproved XX ( ) property, known as ..... (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Anne Elizabeth McKissack Brown and William DeBerry McKissack their *heirs and assigns forever.* we as Executors and/or Trustees no further and not otherwise *covenant that* we *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes.

We *further covenant and bind* ourselves as Executors and/or Trustees no further and not otherwise *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anne Elizabeth McKissack Brown and William DeBerry McKissack their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 20 day of July, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Executor and/or Trustee of Estate of Calvin L. McKissack

Co-Executor and/or Trustee of Estate of Calvin L. McKissack
First American National Bank

Executrix and/or Trustee of Estate of Calvin L. McKissack

By W. V. Lane
Senior Vice President & Trust Officer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ~~W. D. Hawkins, Jr.~~ LARRY B. ELEY, *a Notary Public in and for said County and State,* Mrs. Anne Elizabeth McKissack Brown, Co-Executrix and William DeBerry McKissack, Executor of the Estate of Calvin L. McKissack *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 official seal at* Nashville, Tennessee *this* 30th *day of* July, *19* 71.

*Commission expires* ~~January 29, 1972~~ 4-30-75 Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } LARRY B. ELEY

*Before me,* ~~W. D. Hawkins, Jr.~~, *a Notary Public of the State and County aforesaid, personally appeared* W. Lane Abernathy *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice President & Trust Officer *of the* First American National Bank, Co-Executor of Estate of Calvin L. McKissack *the within named bargainor, a corporation, and that* he *as such* Senior Vice President & Trust Officer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Senior Vice President & Trust Officer

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 30th *day of* July, *19* 71.

*Commission expires* ~~January 29, 1972~~ 4-30-75 Notary Public

| | | | | | | |
|---|---|---|---|---|---|---|
| AUG-3 71 | CONV | * 900.00 | | | | |
| AUG-3 71 | S'TAX | | A* | 2.34 | | |
| AUG-3 71 | PR'FEE | | A* | 50 | | |
| AUG-3 71 | W'DEED | | A* | 4.00 | * | 6.84 |

**WARRANTY DEED**

FROM

WILLIAM DEBERRY MCKISSACK, EXECUTOR ET AL

TO

ANNE ELIZABETH MCKISSACK BROWN

AND

WILLIAM DEBERRY MCKISSACK

B 25374

IDENTIF. REFERENCE

AUG 3 11 07 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE