WARRANTY DEED

THIS DOCUMENT PREPARED BY DAVIS H. CARR
AMERICAN TRUST BLDG. NASHVILLE, TENN.

[Address new owners as follows:	[Send Tax Bills to:	[Map-Parcel Numbers]
[James B. McKee, Charles W. Geny and G. Edgar Thornton	[McKee, Geny & Thornton, Inc.	[Map - 104-6
[3312 West End Avenue	[3312 West End Avenue	[Parcel 26
[Nashville, Tennessee	[Nashville, Tennessee	BOOK 4563 PAGE 726

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and no/100 ($140,000.00) ---------- DOLLARS cash in hand paid by James B. McKee, Charles W. Geny and G. Edgar Thornton, the receipt of which is hereby acknowledged, McKee, Geny and Thornton, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said James B. McKee, Charles W. Geny and G. Edgar Thornton, their heirs and assigns, each a one third undivided interest as tenants in common in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwesterly one-half of Lot No. 2 on the Map of West End Park, as of record in Book 161, page 47, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of a 40 foot roadway, which roadway runs along the westerly line of the park strip or lawns as shown on said Subdivision, which parkway is adjacent to the westerly margin of West End Avenue, said point being the common corner of Lots Nos. 2 and 3; thence with the center line of said 40 foot roadway, northeasterly 100 feet 9 inches to a point; thence north 53° 15' west 241 feet to the easterly line of Lot. No. 8; thence with the line between Lots Nos. 2 and 8, south 36° 45' west 100 feet to the corner of said Lots and of Lots Nos. 3 and 7; thence with the line between Lots Nos. 2 and 3, south 53° 15' east 259.1 feet to the point of beginning.

BEING vested in Corson, Armistead, Bransford, Sharp, Wallace, Inc., Successor to Bransford, Sharp, Wallace & Co., by deed in Book 3706, page 472, and by Merger Agreement as of record in Book 4298, page 317, said Register's Office.

BEING the same property conveyed to McKee, Geny & Thornton, Inc., by Corson, Armistead, Bransford, Sharp, Wallace, Inc., a Tennessee corporation, by Warranty Deed dated May 19, 1969, of record in Book 4335, page 801, Register's Office for Davidson County.

This improved property known as 3312 West End Avenue, Nashville, Tennessee;

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $140,000. Affiant [signature]

Subscribed and sworn to before me this 27th day of December 1971

Deputy Register [signature]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James B. McKee, Charles W. Geny and G. Edgar Thornton, their heirs and assigns, forever.

And McKee, Geny & Thornton, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said James B. McKee, Charles W. Geny, and G. Edgar Thornton, their heirs and assigns against the lawful claims of all persons whomsoever.

In addition, for the considerations aforesaid, McKee, Geny & Thornton, Inc., conveys and quitclaims to James B. McKee, Charles W. Geny and G. Edgar Thornton, their heirs and assigns, each a one third interest as tenants in common, without covenants or warranties, any title or interest it may have in and to that portion of the park strip or lawns as shown on the recorded map of West End Park, as of record in Book 161, page 47, Register's Office for Davidson County, being that land situated between the 40 foot road-way and West End Avenue.

IN WITNESS WHEREOF, McKee, Geny & Thornton, Inc., have caused this Deed to be executed by its duly authorized officers on this 23rd day of December, 1971.

McKEE, GENY & THORNTON, INC.

By: James B. McKee
James B. McKee, President

ATTEST:

G. Edgar Thornton, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, DAVIS H. CARR, a Notary Public of the State and County aforesaid, personally appeared JAMES R. McKEE and G. EDGAR THORNTON, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the PRESIDENT and SECRETARY of the McKee, Geny & Thornton, Inc., the within named bargainor, a corporation, and that they as such JAMES R. McKEE and G. EDGAR THORNTON, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as PRESIDENT and SECRETARY.

WITNESS my hand and seal, at office in NASHVILLE, TENNESSEE, this 23RD day of DECEMBER, 1971.

Notary Public

My Commission Expires: 2/1/75

B 42458

IDENTIF. REFERENCE

Dec 27 8 37 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DAVIS H. CARR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEC27	CONV	90,000.00			
DEC27	CONV	50,000.00			
DEC27	S'TAX		A*	364.00	
DEC27	PR'FEE		A*	.50	
DEC27	W'DEED		A*	6.00	* 370.50