BOOK 4579 PAGE 761

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $35,000.00

R. H. Darnell, Agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1972.

Notary Public

MY COMMISSION EXPIRES: June 6, 1972
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY

William J. Harbison, Attorney — 26th Floor, L&C Tower, Nashville, Tenn.
Name — Address

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
W. G. Bush and Company (Name)	Same (Name)	Map 82-9
1136 2nd Avenue, North (Street Address or Route No.)	(Street Address)	Pcl 390
Nashville, Tennessee 37207 (City) (State) (P.O.Zip)	(City) (State) (Zip)	Pt

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, ALBERT WERTHAN, attorney in fact for Patricia Werthan, pursuant to written power of attorney executed by the said Patricia Werthan and recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee, have bargained and sold and do by these presents transfer and convey unto W. G. BUSH AND COMPANY, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 and Lots No. 26 and 25 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 21, page 77, Register's Office for said County, and described according to a copy of a survey thereof made by S. M. McMurray Engineering Company, November 24, 1943, as follows:
BEGINNING at an iron pin at the northwest intersection of First Avenue, North and Madison Street; thence along the west margin of First Avenue North, north 191 feet to an iron pin at the end of a crosstie, being the common corner of Lots No. 25 and 59 on said plan; thence with the line between said lots, westerly 182.8 feet to an iron pin in the center line of a 16 foot alley; thence with the center line of said alley which is the common line between Lots No. 37 and 23, and Lots No. 26 and 60 on said plan, southerly 191 feet to an iron pin in the north margin of Madison Street; thence with the north margin of said Street, easterly 182.8 feet to the point of beginning.
Being the same property conveyed to HOWARD M. WERTHAN and wife, HELOISE I. WERTHAN, as Trustees, by deed from Sadie B. Werthan, of record in Book 1783, page 164, said Register's Office; the trust last mentioned thereafter terminated, as provided in the trust indenture of record in Book 1783, page 187, Register's Office for said County, and title to the subject property thereupon vested in Patricia Werthan.

This is unimproved property, known as 1st Ave. No. & Madison Street
(House Number) (Street)

Nashville, Tennessee.
(City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. G. BUSH AND COMPANY, a Tennessee corporation, its successors and assigns, forever; and I do covenant with the said W. G. BUSH AND COMPANY on behalf of the said Patricia Werthan that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it and the same is unencumbered, except for taxes for the year 1972, which have been prorated and will be assumed by the purchaser, and except for any party walls that might affect the above described land.

And on behalf of the said Patricia Werthan as her lawful attorney-in-fact I do further covenant and bind the said Patricia Werthan, her heirs, and representatives to warrant and forever defend the title to said land to the said W. G. BUSH AND COMPANY, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of February, 1972.

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IDENTIF. REFERENCE

FEB 28 3 22 PM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PATRICIA WERTHAN
Patricia Werthan
By Albert Werthan
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 1972, before me personally appeared Albert Werthan to me known to be the person who executed the foregoing instrument in behalf of Patricia Werthan, and acknowledged that he executed the same as the free act and deed of said Patricia Werthan.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of February, 1972.

Ellen Owens
Notary Public

My Commission Expires Nov. 6, 1974

My Commission expires: _____

FEB28 72	CONV	35,000.00			
FEB28 72	STAX		A*	91.00	
FEB28 72	PRTFEE		A*	.50	
FEB28 72	WDEED		A*	4.00	* 95.50