AS PREPARED BY

WARRANTY DEED

BOOK 4667 PAGE 146

Marian Dodson Attorney

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayes Street Properties (NAME)	SAME (NAME)	92-16
1919 Hayes Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	87 Pcl
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Dollar

($1.00) *DOLLARS*

cash in hand paid and other good and valuable considerations made by Hayes Street Properties, a partnership, we, the undersigned, S. Benjamin Fowler, Don L. Eyler, Thomas F. Parrish, Charles M. Hamilton, George K. Carpenter, Jr., Frank E. Jones and Robert V. Russell

DEC27[illegible]	CONV	90,000.00			
DEC27[illegible]	CONV	40,000.00			
DEC27[illegible]	S'TAX		A*	338.00	
DEC27[illegible]	PR'FEE		A*	.50	
DEC27[illegible]	W'DEED		A*	8.00	* 346.50

have bargained and sold, and by these presents do transfer and convey unto the said Hayes Street Properties, a partnership, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot No. 149 on the Map of John Boyd's Home Tract, of record in Book 21, page, 39, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Hayes Street, 100 feet east of the easterly margin of Boyd Avenue, thence southerly, parallel to the easterly margin of Boyd Avenue, 172 feet to the north margin of an alley; thence with the margin of same, easterly 72 1/2 feet to a point, which point is 27 1/2 feet west of the line between lots 149 and 150; thence northerly, parallel with said line, 172 feet to the south margin of the same westerly 72 1/2 feet to the point of beginning.

Being the same property conveyed to S. Benjamin Fowler by the Hayes Street Company by deed of record in Book 4572, page 281, Register's Office for Davidson County, Tennessee and by deed from S. Benjamin Fowler to Charles M. Hamilton, Don L. Eyler, Thomas F. Parrish, George K. Carpenter, Jr., Frank E. Jones and Robert V. Russell as respects 11/13ths thereof which said deed is of record in Book _____, page _____, Register's Office of Davidson County, Tennessee.

RAMSAY

This is unimproved ( ) improved (X) property, known as 1919 Hayes Street (House Number) (Street), Nashville, Tenn. P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hayes Street Properties (a partnership) its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Hayes Street Properties (a partnership) *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.* excepting for a mortgage dated April 23, 1963 of record in Book 3564, page 375, Register's Office, Davidson County, Tennessee and subject to a bank debt of $5,500 of Grantor and an indebtedness to the Grantor in the amount of $5,077, none of which is assumed by the Grentees, the payment of all of which are assumed by the Grantee, Hayes Street Properties, a partnership.

And we, the said S. Benjamin Fowler, et al *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Hayes Street properties, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 18th *day of* December, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S. Benjamin Fowler

Dorothy L. Fowler

Thomas Parish

Charles M. Hamilton, M.D.

Guy Campbell, Jr.

Joseph E. Jones

Robert V. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named S. Benjamin, Fowler, Don L. Eyler, Thomas F. Parrish, Charles M. Hamilton, George K. Carpenter, Jr., Frank E. Jones and Robert V. Russell the bargainor S, 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 18 day of December, 19 72

W. K. Ramsay
Notary Public

Commission Expires July 27, 1976

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

TO

B 8 8 9 8 3

IDENTIF. REFERENCE

DEC 27 11 05 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
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NASHVILLE, TENNESSEE