This instrument prepared by Thomas O. H. Smith, Jr., Attorney, 620 J. C. Bradford Building, Nashville, Tennessee, 37219.

BOOK 4706 PAGE 376

# WARRANTY DEED

| Address New Owner as Follows: | Send Tax Bills To: | Map Parcel Number |
|---|---|---|
| George Cole Motor Company<br>22 Lafayette Street<br>Nashville, Tennessee | George Cole Motor Co.<br>22 Lafayette Street<br>Nashville, Tennessee | Map 93-15<br>Par 314<br>Mo |

For and in consideration of the sum of ($10.00) Ten and No/100 Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

George H. Cole and wife, Margaret Cole have bargained and sold and does hereby transfer and convey unto the said George Cole Motor Company, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The property of the City of Nashville, Tennessee, located on the south side of the proposed Lafayette Street Extension in Nashville, Davidson County, Tennessee, being parts of lots 16, 17 and 18, McGehee Addition, more fully described as follows:

Beginning at the intersection of the southern margin of the proposed Lafayette Street Extension and the eastern margin of Alley No. 148 (alley between 2nd and 3rd Avenues, South); thence in an easterly direction with the southern margin of the proposed Lafayette Street Extension one hundred five (105') feet, more or less, to the eastern margin of the lot or tract of land of the City of Nashville, same being the common line between the property of the City of Nashville and the Standard Oil Company of Louisiana; thence in a southwesterly direction with the common line between the properties of the City of Nashville and the Standard Oil Company of Louisiana thirty-one (31') feet, more or less, to a point; thence in a southeasterly direction with the above described line fifteen (15') feet, more or less, to a point; thence in a southwesterly direction with the above described line thirty-six (36') feet, more or less, to the eastern margin of Alley No. 148 (alley between 2nd and 3rd Avenues South); thence in a northwesterly direction with the eastern margin of Alley No. 148 ninety-six (96') feet, more or less, to the southern margin of the proposed Lafayette Street Extension, being the point of beginning, as it appears upon the plans of the State of Tennessee, Department of Highways and Public Works, Bureau of Engineering, designated S.H. Federal Aid Project No. 56, Section D-(3) sheet No. 7, Fiscal Year 1942, (Revised 8-19-44), approved July, 1944, unrecorded.

ALSO

The south 15 feet of the east 100 feet of the north half of Lot 18 of McGehee's Addition to Nashville, as shown on plat in Minute Book A, page 368 of the Chancery Court of Davidson County, Tennessee, said tract hereby conveyed being more particularly described as commencing at a point on the west line of Second Avenue (formerly Market Street) 92 feet north of the north line of a 20 ft. alley (commonly known as Hill's Alley); thence west parallel with the north line of Hill's Alley 100 feet; thence north parallel with Second Avenue 15 feet; thence east parallel with the north line of Hill's Alley, 100 feet; thence south along the west line of Second Avenue 15 feet to the point of beginning; being the same property conveyed to the said Maude L. Klein by L. M. Klein, by deed of November 17, 1913, and of record in the office of the Register of said county in Book 447, page 102.

ALSO

Commencing at a point on the west line of Second Avenue South, formerly Market Street, 40 feet 5-1/2 inches north of the north line of a 20-foot alley known as Hill's Alley-thence west parallel with said north line 135 feet, more or less, to a 10 foot alley thence north along the east line of said 10-foot alley 51 feet 6-1/2 inches--thence east parallel with the north line of Hill's Alley 135 feet, more or less, to the west line of Second Avenue South--thence south along the west line of Second Avenue South 51 feet 6-1/2 inches to the point of beginning.

Being the same property conveyed to M. B. Derryberry, of the said first party, by C. C. Derryberry and wife by deed of May ___,1923, of record in the office of the Register of said County in Book 620, page 759.

ALSO

All of Lot 20 and the south 8 feet, 5-1/2 inches of Lot 19 of McGehee's Addition to the City of Nashville, as shown on the plat in Minute Book A, page 368 of the Chancery Court of Davidson County, Tennessee-said tract hereby conveyed being more particularly described as commencing at a point where the west line of Second Avenue South, formerly Market Street, intersects the north line of a 20-foot alley (known as Hill's Alley) said point of beginning being the southeast corner of said lot 20--thence north along the west line of Second Avenue South 40 feet 5-1/2 inches to a point; thence west, parallel with the north line of said alley 135 feet, more or less, to a 10-foot alley; thence south along the east line of said 10-foot alley 40 feet 5-1/2 inches to the north line of said 20-foot alley; thence east along the north line of said 20-foot alley 135 feet, more or less, to the point of beginning. Being the same land conveyed to us, the said first parties, by K. S. Howlett and wife, Maxie P., by deed of October 15, 1923 and of record in the office of the Register of said County in Book 623, page 81.

Less that part deeded to the city of Nashville on October 8, 1930, for street purposes, more particularly described as follows:

Beginning at a point on the west line of said Second Avenue, South, forty (40) feet north from the southwest corner of Petway Street and Second Avenue, South, as defined by the north face of a brick store house fronting Second Avenue, South, and adjacent to the south line of said Petway Street; from thence extending westerly along a straight line forty (40) feet north of and parallel with the south line of said Petway Street one hundred and thirty-five (135) feet, more or less, to the east line of public alley No. 148; from thence extending southerly along the east line of said alley No. 148, three and one-tenths (3.1) feet to a point on the back line of a seven foot wide concrete sidewalk extending along the north side of Petway Street between said alley and Second Avenue, South; from thence extending easterly along the north line of said Petway Street as defined and established by the back line of the concrete sidewalk now in place therealong, one hundred and thirty-five (135) feet, more or less, to the point of intersection of the west line of said Second Avenue, South, with the back line of said concrete sidewalk and which point is thirty-seven and thirty-one-hundredths (37.31) feet, north from the south line of said Petway Street; from thence extending northerly along the west side of Second Avenue, South, two and sixty-nine-hundredths (2.69) feet to the point of beginning, and has an area of approximately four hundred thirty-five feet.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,957.34.

Subscribed and sworn to before me this the 31 day of August, 1972.

Affiant

My Commission Expires: 10-28-74

Notary Public

This is improved property known as 201 Lafayette Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said George Cole Motor Company, its successors, heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for deed of trust of record in Book 4520, page 683, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real estate to said George Cole Motor Company, its successors and assigns, against the lawful claims of all persons.

Witness our hands this 31 day of Aug, 1972.

George H. Cole

Margaret Cole

C O 6 1 4 5

IDENTIF. REFERENCE

MAY 11 10 30 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 11 CONV 37,957.34
MAY 11 S TAX A* 98.80
MAY 11 PR FEE A* .50
MAY 11 W DEED A* 6.00 * 105.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James L. Stark, a Notary Public in and for said County and State, the within named George H. Cole and wife, Margaret Cole, the 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 31 day of August, 1972.

James L. Stark
Notary Public

My Commission Expires: 10-28-74