This instrument was prepared by
Bass, Berry & Sims, Attorneys
1000 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
Albert W. Johnson, Trustee	Same	Map 104-3
(Name)	(Name)	
311 Plus Park Blvd.		Par. 14,
(Address)	BOOK 4736 PAGE 19	
Nashville, Tenn. 37217		11
(City) (State) (Zone)		Mo

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND ($250,000.00), DOLLARS, we, Rosa Petrone, Michael Joseph Petrone, Mary Jo Petrone Holmes, Henrietta Petrone Holley, Frances Marie Petrone Ostrum, Meline Jane Petrone Fogg, Dr. Michael A. Petrone, Henrietta P. Seymore, Robert J. Boyd, Robert J. Boyd, Jr., John Patrick Boyd by his guardian Robert J. Boyd, William Joseph Boyd by his guardian Robert J. Boyd, Lucille Giannini Catignani, Michael Eugene Petrone, and Emile Petrone, (Grantors) have this day bargained and sold and do hereby transfer and convey unto Albert W. Johnson, Trustee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being in the 21st Ward of the City of Nashville, and being Lot No. 1 of the subdivision of Lots 45 and 46, of the Boyd Cockrill Spring Tract, a plan of which is recorded in Book 57, page 51, of the Register's Office for said County.

Said Lot No. 1 fronts 45 feet on the northerly side of Church Street and extends back between parallel lines with the westerly margin of Butler Avenue to an alley in the rear, measuring 149-1/2 feet on the Butler Avenue line and 149 feet on its west line, also another strip of land lying next west of the lot just described and fronting 5 feet on the north side of Church Street, extending back 150 feet to an alley. The said 5 feet being off of the east side of Lot No. 2 in the aforesaid Boyd Cockrill Spring Tract. There is included in the above description but excluded from this conveyance the strip of land off of the front part of said lot and part of lot condemned by the City of Nashville for the purpose of widening West End Avenue.

TRACT NO. 2: Land in Davidson County, Tennessee, being the northerly part of the westerly 50 feet of Lot No. 2 and the northerly part of the easterly 15 feet of Lot No. 3 in George Shields' Subdivision of Lot No. 45 in the Boyd Cockrill Spring Tract, as of record in Book 57, page 40, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of West End Avenue, as widened, by Ordinance No. 206 passed June 2, 1914, by the Board of Commissioners of the City of Nashville, said point being Mrs. Enrichetta Petrone's southwest corner; thence westerly with the northerly margin of West End Avenue, 65 feet to E. B. Stevenson's southeast corner; thence with his line, northerly 135.2 feet, more or less, to the southerly margin of an alley; thence easterly with the southerly margin of said alley 65 feet to said Petrone's northwest corner; thence with her line, southerly 134 feet, more or less, to the beginning.

TRACT NO. 3: Land in Davidson County, Tennessee, as follows:

Being Lot No. 14 and the northerly 25 feet of Lot No. 15 on the Plan of Geo. Shields' Subdivision of Lots Nos. 45 and 46 in the Boyd Cockrill Spring Tract, as of record in Book 57, page 51, Register's Office for Davidson County, Tennessee. Said Lot No. 14 and the northerly 25 feet of Lot No. 15 front together 100 feet on the westerly side of 27th Avenue, North, formerly Butler Street, and run back between parallel lines 114 feet to a dead line, the north line of Lot No. 14 running back with the south margin of an alley.

TRACT NO. 4: Land in Davidson County, Tennessee, as follows:

Being the southerly 50 feet of Lot No. 15 in Shields' Subdivision of Lots Nos. 45 and 46 of Boyd Cockrill's Spring Tract as per Plan recorded in Book No. 57, page 51, of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the westerly margin of 27th Avenue, North, formerly Butler Street at the northerly margin of an alley and running thence northwardly with the westerly margin of 27th Avenue, North, 50 feet to a point; thence westerly parallel with the northerly margin, said alley 114 feet to the easterly line of Lot No. 6 in said subdivision; thence southwardly with the easterly line of said Lot 6; 50 feet to the northerly margin of said alley; thence eastwardly with the northerly margin of said alley 114 feet to the beginning.

BEING the same properties transferred and conveyed to the above-named Grantors as heirs-at-law and devisees of heirs-at-law of Michele Petrone, deceased, the said heirs-at-law of Michele Petrone having acquired their interests in the properties by inheritance from Michele Petrone, and by deeds of record at Book 1117, page 419; Book 875, page 607; and Book 967, page 503, all said deeds in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate title and interest belonging to the said Albert W. Johnson, Trustee, his successors, heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and to forever defend the title to said real estate to said Albert W. Johnson, Trustee, his successors, heirs and assigns, against the lawful claims of any persons.

WITNESS our hands this 13th day of July, 1973.

Rosa Petrone

Rosa Petrone

Michael Joseph Petrone

Michael Joseph Petrone

Mary Jo Petrone Holmes

Mary Jo Petrone Holmes

Henrietta Petrone Holley

Frances Marie Petrone Ostrum

Meline Jane Petrone Fogg

Dr. Michael A. Petrone

Henrietta Seymore

Robert J. Boyd

Robert J. Boyd, Jr.

John Patrick Boyd by his Guardian
Robert J. Boyd

William Joseph Boyd by his Guardian
Robert J. Boyd

Lucille Giannini Catignani

Michael Eugene Petrone

Emile Petrone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $250,000.00.

Subscribed and sworn to before me, this the 19 day of July, 1973.

Notary Public

My Commission Expires:

10-26-74

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, James K. Heath, a Notary Public of the State and County aforesaid, personally appeared Dr. Michael A. Petrone, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Tennessee, this 13th day of July, 1973.

James K. Heath
Notary Public

My Commission Expires:
My Commission Expires Feb. 11, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James K. Hester, a Notary Public of the State and County aforesaid, personally appeared Rosa Petrone, Michael Joseph Petrone, Mary Jo Petrone Holmes, Henrietta Petrone Holley, Frances Marie Petrone Ostrum, Meline Jane Petrone Fogg, Robert J. Boyd, Robert J. Boyd, Jr., Lucille Giannini Catignani, Michael Eugene Petrone, and Emile Petrone, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 1973.

James K. Hester
Notary Public

My Commission Expires:
My Commission Expires Feb. 11, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James K. Hester, a Notary Public of the State and County aforesaid, personally appeared Robert J. Boyd, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the legal Guardian of John Patrick Boyd and William Joseph Boyd, the within named bargainors, and that he as such Guardian executed the within instrument on behalf of John Patrick Boyd and William Joseph Boyd, the within named bargainors and he executed the within instrument in such capacity being authorized there to do by order of Probate Court entered July 6, 1973 under Case No. 58647 and that he so executed the within instrument in such capacity for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 1973.

James K. Hester
Notary Public

My Commission Expires:
My Commission Expires Feb. 11, 1976

STATE OF Fla)
COUNTY OF Dade)

Before me, Patricia L Anderson, a Notary Public of the State and County aforesaid, personally appeared Henrietta P. Seymore with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami this 10 day of July, 1973.

Patricia L Anderson
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR. 10, 1974
BONDED THRU FRED W. DIESTELHORST

C 19023

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IDENTIF. REFERENCE

AUG 10 10 12 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG 10 73	CONV	*	~~00~~ 250,000.00			
AUG 10 73	S'TAX			A*	650.00	
AUG 10 73	PR'FEE			A*	.50	
AUG 10 73	W'DEED			A*	12.00	* 662.50