This instrument prepared by:
Bass, Berry & Sims
1000 American Trust Building
Nashville, Tennessee 37201

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SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Albert L. Menefee, Jr. 611 - 15th Avenue, No. Nashville, Tennessee	~~Same~~ Albert L. Menefee, Jr. P. O. Box 387 Nashville, Tenn. 37202	92-B 24 pw

FOR AND IN CONSIDERATION of the sum of One Thousand Four Hundred ($1,400.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank of Nashville, Trustee, with full power under the Will of Mrs. Gertrude Parrish Kemper, deceased, by virtue of the authority granted to it in said Will, has bargained and sold and by these presents does hereby transfer and convey unto Albert L. Menefee, Jr., his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being a part of the "Lester Lot" as shown on the Plan of the unsold lots in West Nashville of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for said County, as follows:
>
> BEGINNING at the southwest corner of the first alley east of 16th Avenue North and the first alley south of Clinton Street; thence with the south margin of the last mentioned alley, west 79-1/2 feet; thence south 34 feet; thence east 32-1/2 feet; thence north 8 feet; thence east 47 feet to the west margin of the first mentioned alley; thence with the margin of the same, northerly 27 feet to the point of beginning.
>
> Being property devised to First American National Bank, as Trustee, with full power, under the Will of Mrs. Gertrude Parrish Kemper, deceased, whose Will is of record in Will Book 68, page 474, County Court of Davidson County.

This property is located at 611 Fifteenth Avenue North, Nashville, Tennessee 37203.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,400.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of January, 1973.

Notary Public

My Commission Expires:

My Commission Expires May 7, 1974

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title,and interest belonging to the said Albert L. Menefee, Jr., his heirs and assigns forever.

And First American National Bank of Nashville, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does covenant with the said Albert L, Menefee, Jr. that it is, as such Trustee, lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1973 real property taxes which have been prorated and assumed by the Grantee.

And First American National Bank of Nashville, Trustee, as such Trustee in as full and ample a manner as it can and should do under said Will, but no further or otherwise, does further covenant and bind itself, as such Trustee, and its successors in trust, to warrant and forever defend the title to said land to the said Albert L. Menefee, Jr. against the lawful claims of any and all persons whomsoever.

WITNESS our hands this 13th day of November, 1973, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE,
Trustee under the Will of Mrs. Gertrude
Parrish Kemper

By Brasher Hudleston
VICE PRES. & TRUST OFFICER

ATTEST:

Francis E. Carter III

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of November, 1973.

_____
Notary Public

My Commission Expires:

4-30-75

C 3 2 3 4 1:

IDENTIF. REFERENCE

NOV 19 2 19 PM '73

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

NOV 1973	CONV	*1,400.00			
NOV 1973	S'TAX		A*	3.64	
NOV 1973	PR'FEE		A*	.50	
NOV 1973	W'DEED		A*	6.00	* 10.14