BOOK 4777 PAGE 666

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
Valere Potter Menefee (NAME:)	Valere Potter Menefee (NAME:)	104-8
P. O. Box 387 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 387 (STREET ADDRESS)	235-234
Nashville, Tenn. 37202 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37202 (CITY) (ZONE) (STATE)	236 PW

For and in Consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND and No/100 ($175,000.00)---------- *DOLLARS*

cash in hand paid by Valere Potter Menefee, and other good and valuable consideration, receipt of all of which is hereby acknowledged,

JAN-3	CONV	90,000.00			
JAN-3	CONV	85,000.00			
JAN-3	STAX		A*	455.00	
JAN-3	RFEE		A*	.50	
JAN-3	WDEED		A*	8.00	* 463.50

Third National Bank in Nashville, a national banking association under the laws of the United States of America

has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* Valere Potter Menefee, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT #1: Being part of Lot No. 36 on the Map of O. B. Hayes' Plan of Large Lots, of record in Book 21, page 87, Register's Office for said County, and described as follows:
BEGINNING at a point in the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened, 110 feet north of the southwest corner of said lot; thence with the easterly margin of said Avenue northerly 60 feet; thence easterly, parallel to the south line of said lot, 146 feet more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 60 feet; thence westerly 146 feet more or less to the beginning.
Being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from Thomas P. Kanaday, Jr., Trustee, of record in Book 4632, Page 513, Register's Office for Davidson County, Tennessee.

TRACT #2: Being part of lot No. 36 in O. B. Hayes' Plan of Large Lots, as of record in book 21, page 87, Register's Office for said County, described as follows:
Beginning on the easterly margin of 16th Avenue South, formerly Belmont Avenue, 5 feet south of the line between lots Nos. 29 and 36, being Mrs. Georgia M. Eastman's southwest corner; thence with her south line easterly 146 feet more or less to the westerly margin of an alley; thence with said alley southerly 55 feet; thence parallel with the first line westerly 146 feet more or less to the easterly margin of said Avenue; thence with said Avenue northerly 55 feet to the beginning.
Being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from Thomas P. Kanaday, Jr., Trustee, of record in Book 4632, Page 519, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 28th day of December, 19 73

Valere Potter Menefee
Affiant

My commission expires: 1/29/77
(Affix Seal)

Janet D. Bell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRACT #3: Land in Davidson County, Tennessee, being the southerly 100 feet of the northerly 160 feet of the westerly 150 feet of lot No. 36 on the Map of O. B. Hayes Plan of Large Lots, of record in Book 21, page 87, Register's Office for said County. Said part of said lot No. 36 fronts 100 feet on the easterly side of 16th Avenue South, formerly Belmont Boulevard, and runs back between parallel lines 150 feet, more or less, to an alley.
Being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from Thomas P. Kanaday, Jr., Trustee, of record in Book 4632, Page 522, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 1224, 1226, 1228, 1300 16th Ave., So., Nashville, Tennessee
(House Number) (Street) 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 Valere Potter Menefee, her *heirs and assigns, forever.*

And Grantor does *covenant with the said* Valere Potter Menefee, her heirs and assigns *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered.*

And Third National Bank in Nashville does *further covenant and bind* itself, its successors and assigns *to warrant and forever defend the title to the said land to the said* Valere Potter Menefee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 28th *day of* December, *19* 73., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE

By: W. Joe Diehl Jr. Sr. V.P

W. Joe Diehl, Jr. Senior Vice President

J. K. Sykes, V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 ....., *Tennessee, this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George G. Keith, III, *a Notary Public in and for said County and State, the within named* A. J. Sykes

.....

.....

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

Witness my hand and official seal at Nashville, Tennessee *this* 28th *day of* December, *19* 73

GEORGE P. KEITH, III • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

GEORGE P. KEITH

Notary Public

Commission Expires 11-10-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Undersigned, *a Notary Public of the State and County aforesaid, personally appeared* W. Joe Diehl, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Senior Vice President *of the* Third National Bank in Nashville, a national banking association, *the within named bargainor, a* ~~corporation~~ association, *and that* he *as such* Senior Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ association *by* him *self as* Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 28th *day of* December, *19* 73

GEORGE P. KEITH, III • NOTARY PUBLIC • DAVIDSON COUNTY, TENN.

GEORGE P. KEITH

Notary Public

Commission Expires 11-10-76

WARRANTY DEED

FROM

THIRD NATIONAL BANK IN NASHVILLE

TO

VALERE POTTER MENEFEE

C 3 7 1 4 5

IDENTIF. REFERENCE

JAN 3 10 18 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

RETURN TO:
DOBSON & JOHNSON, INC.