THIS INSTRUMENT WAS PREPARED BY

Howard M. Gest, Attorney

WARRANTY DEED

BOOK 4792 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waller Buick Company, Inc.	Same	93-16.
(NAME)	(NAME)	246-245-
176 Lafayette Street		224 pt
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand ($15,000.00) *DOLLARS*

cash in hand paid by Waller Buick Company, Inc., a Delaware corporation, hereinafter called "Grantee", the receipt of which is hereby acknowledged, I, Geneva C. Waller

MAR-1??	CONV	15,000.00				
MAR-1??S'TAX			A*	39.00		
MAR-1??PB'FEE			A*	.50		
MAR-1??	W'DEED		A*	6.00	*	45.50

have bargained and sold, and by these presents do transfer and convey unto the said Grantee its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* LOT NO. 375: Certain property in Davidson County, Tenn., being the easterly one-half of Lot No. 375, in the Maury and Claibourne's Addition to Nashville as of record in Book No. 21, page 85, of the Register's Office of Davidson County, Tenn.

The said easterly one-half of said Lot No. 375, fronts 35 feet, 2 inches on the westerly side of Fairfield Avenue and extends back on the northe line westerly 106 feet and on the south line 102.5 feet, to a dead line and extends on said dead line 35 feet. Said dead line, being the rear line of Doris Payne property.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Alvin N. Greenberg and wife, Esther G. Greenberg, of record in Book 3862, page 761, Register's Office for said County.

Being the same property conveyed to Geneva C. Waller from Alvin N. Greenberg and wife, Esther G. Greenberg, by deed of record in Book 4753, page 496, Register's Office for said County.

LOT NO. 376: Being the easterly part of Lot No. 376 on the Map of Maury and Claiborne's addition to Nashville, as of record in Book 21, page 85, Register's Office for said County.

Said part of Lot No. 376 fronts 35.2 feet on the westerly side of Fairfield Avenue and runs back 102.5 feet on the northerly line and 99 feet on the southerly line to a dead line on which it measures 35 feet.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from John T. Baugh, Jr. and wife, Virginia Nell Baugh, of record in Book 3879, page 651, Register's Office for said County.

Being the same property conveyed to Geneva C. Waller by deed from John T. Baugh, Jr. and wife, Virginia Nell Baugh, of record in Book 4753, page 480, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $15,000.00

Subscribed and sworn to before me, this the 1st day of March 1974

Howard M. Gest
Affiant

My commission expires: (Affix Seal)

W. W. Williams
Notary Public

LOT NO. 377: Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Plan Book 21, page 86, Register's Office for said County.

Said part of Lot. No. 377 fronts 35 feet on the westerly side of Fairfield Avenue and runs back between parallel lines, 96 feet to a dead line.

Excluded from the property last described is the following:

Land in Davidson County, Tennessee, being a part of the easterly one-half of Lot No. 377 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, page 6, Register's Office for said County. Beginning at a point where the west margin of Fairfield Avenue intersects the north margin of the first alley north of Lafayette Street; thence northwardly along the west margin of Fairfield Avenue 35.2 feet to a point; thence westwardly parallel to and 35.2 feet from the north margin of the first alley north of Lafayette Street 7.50 feet to a point; thence southwardly 35.4 feet to a point in the northerly margin of said alley; thence eastwardly 8.92 feet along the north margin of said alley to the point of beginning, containing 238 square feet, more or less.

Said excluded parcel having been condemned in fee simple in the cause of The Metropolitan Government of Nashville and Davidson County, Tennessee, vs. Doctor Philip Markle, et al, No. 79227, Sixth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Geneva C. Waller by deed from Jacob E. Markle, et al, of record in Book 4754, pages 5, 6 and 7, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Fairfield Street Nashville, Tenn.
(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 Grantee *its successors ~~heirs~~ and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* Beryl V. Waller, husband of Geneva C. Waller, joins herein for the purpose of conveying and waiving any marital interest which he may have in said property.

And I, Geneva C. Waller *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee *its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 28th *day of* February, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Geneva C. Waller

Beryl V. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise Beard, a Notary Public in and for said County and State, the within named Geneva C. Waller and Beryl V. Waller

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 1 day of February, 1974.

Louise A. Beard, Notary Public.

Commission Expires Nov. 8, 1977

LOUISE BEARD NOTARY PUBLIC DAVIDSON COUNTY TENN.

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.....

MAR 1 10 53 AM '74 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
CROSS REFERENCE