BOOK 1801 PAGE 366

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ikeda (NAME)	Same (NAME)	Map 104-8
4620 Benton Smith Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 101
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00) ---------- *DOLLARS*

cash, the receipt of which is hereby acknowledged, the undersigned, as grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID IDEKA, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of Mrs. P. J. Tinsley's Addition, to Nashville, as of record in Book 421, page 91, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the westerly side of 21st Avenue South, formerly Hillsboro Turnpike, and runs back between parallel lines 178.50 feet to an alley in the rear measuring 50 feet thereon.

BEING property, the westerly portion of which was conveyed to Winnie M. Webber, by deed from Nashville Community Playhouse, Inc., of record in Book 1360, page 246, as a surviving tenant by the entirety in the easterly portion by deed to Fred R. Webber and wife, Winnie Manning Webber, from Alexander E. Godwin, et al, of record in Book 1306, page 695, both in the Register's Office for Davidson County, Tennessee, the said Fred R. Webber having since died, and devised to Mrs. Charles W. (Julie) Bowring III, Fred R. Webber, Jr., and Third National Bank in Nashville, as devisees under the will of Winnie M. Webber, deceased, of record in Will Book 108, page 251, Probate Clerk's Office for said County.

This conveyance is subject to the following:

1. Rights of parties in possession of any part or all of the described premises;

2. Such portion of the premises as may be embraced within the present right-of-way of 21st Avenue South.

unimproved ( )
This is improved (X) property, known as 1705 and 1709 21st Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this the 15T day of April, 19 74

Affiant

My commission expires 11-17-76 (Affix Seal)

Notary Public

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, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as specified above.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Charles W. Bowring, III, and Anne H. Webber join their respective spouses herein for the purpose of relinquishing any marital rights they may have in said property.

WITNESS our hands this 29th day of March, 1974.

Fred R. Webber, Jr.
FRED R. WEBBER, JR.

Anne H. Webber
ANNE H. WEBBER

Julie Bowring
JULIE BOWRING

Charles W. Bowring
CHARLES W. BOWRING, III

THIRD NATIONAL BANK IN NASHVILLE,
Trustee under the Will of Winnie Manning Webber

By D. F. Phillips

Fred R. Webber, Jr.
FRED R. WEBBER, JR.,
Co-Executor of the Estate
of Winnie Manning Webber

THIRD NATIONAL BANK IN NASHVILLE,
Co-Executor of the Estate of
Winnie Manning Webber

By D. F. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, FRAN N. OGLESBEE, a Notary Public in and for said County and State, the within named Fred R. Webber, Jr., and wife, Anne H. Webber, 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 1st day of April, 1974.

Fran N. Oglesbee
Notary Public

Commission expires: 11-17-76

STATE OF FLORIDA -

COUNTY OF Palm Beach

Personally appeared before me, Evelyn M. Lowen, a Notary Public in and for said County and State, the within named Charles W. Bowring, III, and wife, Julie Bowring, 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 West Palm Beach ~~New York~~, Florida this 29 day of March, 1974.

Evelyn M. Lowen
Notary Public

Commission expires: Notary Public, State of Florida at Large My Commission Expires March 27, 1978 Bonded by American Fire & Casualty Co.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Earline Frame, a Notary Public of the State and County aforesaid, personally appeared W. F. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Third National Bank in Nashville, Trustee under the Will of Winnie Manning Webber, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of April, 1974.

Earline Frame
Notary Public

Commission expires: May 10, 1976

BOOK 4801 PAGE 369

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Fran N. Oglesbee, a Notary Public in and for said County and State, the within named Fred R. Webber, Jr., Co-Executor of the Estate of Winnie Manning Webber, 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 1st day of April, 1974.

Fran N. Oglesbee
Notary Public

Commission expires: 11-17-76

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Earline Fann, a Notary Public of the State and County aforesaid, personally appeared W. H. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Third National Bank in Nashville, Co-Executor of the Estate of Winnie Manning Webber, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of April, 1974.

Earline Fann
Notary Public

Commission expires: May 19, 1976

C 47893

IDENTIF. REFERENCE

APR 1 1 41 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

APR-1[illegible]	CONV	65,000.00			
APR-1[illegible] S TAX			A*	169.00	
APR-1[illegible] PR FEE			A*	.50	
APR-1[illegible]	WDEED		A*	8.00	* 177.50