THIS INSTRUMENT PREPARED BY:

BOOK 4861 PAGE 168

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McCOY-SMITH EDGEHILL JOINT VENTURE	SAME	Map 104-4-226
(NAME:) 1200 16th Avenue, South	(NAME:)	Par. 22W-16500
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FORTY-SIX THOUSAND AND NO/100 ($46,000.00) -----

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DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, MONUMENT RECORD CORPORATION, a Maryland corporation,

OCT 16 77 CONV 46,000.00
OCT 16 77 S'TAX A* 119.60
OCT 16 77 PR'FEE A* .50
OCT 16 77 W'DEED A* 8.00 * 128.10

has xxxxx es *have bargained and sold, and by these presents do transfer and convey unto the said* McCOY-SMITH EDGEHILL JOINT VENTURE its successors *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 part of Lot No. 24 of the large lots in the O. B. Hayes Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 87, of the Register's Office for Davidson County, Tennessee.

Said part of said lot is described as follows: Beginning at the southeast corner of Belmont Avenue, as widened, now known as 16th Avenue South, and Jackson Street, now known as Edgehill Avenue; running thence southwardly with the east margin of 16th Avenue South 55 feet to the northeast corner of that part of said Lot 24 conveyed by Lillian L. Parson to Nannie Seawell, by deed of record in Book No. 147, page 315; thence eastwardly with her line 150 feet, more or less, to an alley; thence northwardly with said alley 55 feet to Edgehill Avenue; thence westwardly with the south margin of Edgehill Avenue, 150 feet, more or less, to the beginning.

BEING the same property conveyed to the Monument Record Corporation by deed dated March 22, 1973, and recorded in Book 4691, page 253, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 20th day of McCoy-Smith Edgehill Joint Venture

Affiant

19 73

My commission expires My Commission Expires May 2 1977
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1200 16th Avenue, South Nashville, TN 37212
(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 McCOY-SMITH EDGEHILL JOINT VENTURE its successors ~~heirs~~ *and assigns, forever.*

And it *do/es covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for taxes for the Year 1973, payment of which will be made by the grantor.

And Grantor *do/es further covenant and bind* itself and its ~~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* 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.*

MONUMENT RECORD CORPORATION

By: _____
President

ATTEST:

_____
Secretary

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.....
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, Carolyn Sells, *a Notary Public of the State and County aforesaid, personally appeared* FRED L. FOSTER and JOHN R. DORRIS, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* MONUMENT RECORD CORPORATION, *the within named bargainor, a corporation, and that* they *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

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

Carolyn Sells
Notary Public

My Commission Expires May 2 1977

Commission Expires.....

CAROLYN SELLS NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM

MONUMENT RECORD CORPORATION

TO

McCOY-SMITH EDGEHILL JOINT VENTURE

C 7 4 9 1 9

IDENTIF. REFERENCE

OCT 16 9 28 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4861 PAGE 171

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201