PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1623 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

BOOK 4888 PAGE 820

DEED OF EXCHANGE

Address New Owners: E. N. Hester, et ux	Send Tax Bills: New Owner	Map-Parcel Map 91
1144 Gateway Lane		Par 41
Nashville, Tennessee 37220		08DA-10405

Address New Owners: Clarence Perry, et ux	Send Tax Bills: New Owner	Map-Parcel Map 93-6
102-106 Third Avenue North		Par 2-40
Nashville, Tennessee 37213		5W-2695

THIS AGREEMENT made and entered into on the 10th day of February, 1975, by and between Clarence Perry and wife, Mary Lou Perry; and E. N. Hester and wife, Peggy Hester;

W I T N E S S E T H:

WHEREAS, Clarence Perry and wife, Mary Lou Perry, own land in Davidson County, Tennessee, and desire to exchange same for certain land of E. N. Hester, and both parties desire to make the exchange. E. N. Hester and wife, Peggy Hester, will be transferred the Centennial Boulevard property, and they will assume a first mortgage thereon. Clarence Perry and wife, Mary Lou Perry, will receive the Third Avenue property and will execute a deed of trust for part of the purchase money by separate instrument.

NOW, THEREFORE, the parties hereto enter into this Deed of Exchange for the purpose of exchanging such properties between them and agree:

1. Clarence Perry and wife, Mary Lou Perry, for and in consideration of the conveyance to them of the premises hereinafter conveyed in Paragraph 2 hereof, have bargained and sold, and by these presents hereby transfer and convey unto E. N. Hester and wife, Peggy Hester, their heirs and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the southwest part of Block "C" on Plan No. 2 of West Nashville, Tennessee, as of record in Book 57, Page 172, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer, February 18, 1928, as follows:

Beginning at an iron pin at the northeast corner of Centennial Boulevard and 51st Avenue, North, formerly 10th Street, running thence with the northerly margin of Centennial Boulevard with a 24 degree curve to the left along the arc of the circle 115.5 feet to an iron pin; thence continuing with the northerly margin of said Boulevard South 84½ degrees East 66.5 feet to an iron pin; North 69 degrees 30 minutes East 129.8 feet to an iron pin; thence leaving said Boulevard 5 degrees 31 minutes West 152.8 feet to an iron pin; thence South 88½ degrees West 296.3 feet to an iron pin in the easterly margin of 51st Avenue, North, thence with the easterly margin of said Avenue South 5 degrees 30 minutes East 150 feet to the beginning, containing 1.19 acres.

Being the same property conveyed to Clarence Perry and wife, Mary Lou Perry, by deed from W. E. Park, Jr., a 52/99ths undivided interest; and Cornelia Park Byrns, a 47/99ths undivided interest, of record in Book 4888, Page 772, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a deed of trust of record in Book 4888, Page 774, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said E. N. Hester and wife, Peggy, Hester, their heirs and assigns, forever.

Clarence Perry and wife, Mary Lou Perry, covenant with the said E. N. Hester and wife, Peggy Hester, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

Clarence Perry and wife, Mary Lou Perry, further covenant and bind themselves, their heirs and assigns, to warrant and

forever defend the title to the said land to the said E. N. Hester and wife, Peggy Hester, their heirs and assigns, against the lawful claims of all persons whomsoever.

2. E. N. Hester and wife, Peggy Hester, in consideration of the conveyance to them of the premises aforesaid and in exchange therefor together with the execution of a note and deed of trust for $46,000.00 executed by Clarence Perry and wife, Mary Lou Perry, being filed for record simultaneously herewith, have bargained and sold, and by these presents hereby transfer and convey unto Clarence Perry and wife, Mary Lou Perry, their heirs and assigns, the following described tract of land, or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 30 on the Original Town of Nashville, not of record, described as follows:
>
> Beginning on the easterly margin of Third Avenue North, formerly College Street, at a point 50 feet 6 inches, more or less, North of the northerly margin of Broad Street; thence with the easterly margin of said Avenue, northwardly 69 feet 6 inches, more or less, to a point 30 feet 6 inches, more or less, South of the southwest corner of the property conveyed to the Penn Mutual Life Insurance Company, by deed from Fyke Farmer, Trustee, of record in Book 909, Page 139, said Register's Office; thence eastwardly 105 feet 2 inches, more or less, to the westerly margin of an alley; thence with said alley, southwardly 69 feet 6 inches, more or less, to a point 50 feet 6 inches, more or less, North of the northerly margin of Broad Street, thence westwardly 105 feet 2 inches, more or less, to the beginning.
>
> Being the same property conveyed to E. N. Hester by deed from J. Campbell Jenkins and wife, Mayme N. Jenkins, of record in Book 2648, Page 183, said Register's Office, and by deed from Buford L. Wright and wife, Mary Hamilton Wright, of record in Book 2635, Page 45, Register's Office for Davidson County, Tennessee.
>
> The wife of E. N. Hester joins in this conveyance for the purpose of conveying any marital rights or interest she may have in said property.
>
> This instrument is made subject to all applicable local government planning and zoning regulations.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Clarence Perry and wife, Mary Lou Perry, their heirs and assigns forever.

And E. N. Hester and wife, Peggy Hester, covenant with the said Clarence Perry and wife, Mary Lou Perry, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

And E. N. Hester and wife, Peggy Hester, further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Clarence Perry and wife, Mary Lou Perry, their heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transaction conveyed by each grantor to the other is:

Centennial Boulevard
Map 91, Par 41, 08DA-10405------$65,000.00

Third Avenue property
Map 93-6, Par 2-40, 5W-2695-----$65,000.00

Jm D. Coleman Jr
Affiant

Subscribed and sworn to before me, this 10th day of February, 1975.

Sandra Smith
Notary Public

SANDRA SMITH NOTARY PUBLIC

My commission expires: 8-2-76

IN WITNESS WHEREOF, the parties have signed this instrument in duplicate on the day and date first above mentioned.

Clarence Perry
Clarence Perry

Mary Lou Perry
Mary Lou Perry

E. N. Hester
E. N. Hester

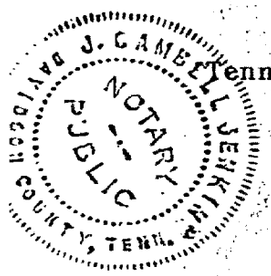
Peggy Hester
Peggy Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Clarence Perry and wife, Mary Lou Perry; and E. N. Hester and wife, Peggy Hester, 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 10th day of February, 1975.



J. Campbell Jerkins
NOTARY PUBLIC

My commission expires:
Apr 27- 1977

This instrument prepared by:

Tom G. Coleman, Jr.,
Attorney at Law
1623 Parkway Towers
Nashville, Tennessee 37219

IDENTIF. REFERENCE

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 11 2 36 PM '75

C 87296

FEB 11 75	CONV	65,000.00			
FEB 11 75	CONV	65,000.00			
FEB 11 75	S'TAX		A*	338.00	
FEB 11 75	PR'FEE		A*	.50	
FEB 11 75	W'DEED		A*	10.00	* 348.50