LW/hw 2/11/75

Return to:
THIRD NATIONAL BANK

This instrument was prepared by
Lowe Watkins, Attorney
Watkins, McGugin, Finch & McNeilly
American Trust Bldg.
Nashville, Tennessee

BOOK 4891 PAGE 867

Map 93-7
Par. 33
mo

D E E D

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Allan Murphy 1710 BELCOURT NASHVILLE, TENN	same	

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THOUSAND DOLLARS ($300,000.00) cash in hand paid by ALLAN MURPHY, the receipt of which is hereby acknowledged, VALLEY PROPERTIES, INC., a Tennessee corporation, has bargarined and sold, and by these presents does transfer and convey unto the sale ALLAN MURPHY, 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 part of Lot No. 2 on the Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, September 18, 1947, as follows: Beginning at an iron pin on the southerly margin of a railroad right-of-way, said right-of-way being immediately south of Duncan, formerly Davidson, Street, also being north 85°30' west 312 feet from the northwest corner of that part of said Lot No. 2 conveyed to Tennessee Beer Company, Inc., by deed from The American National Bank of Nashville, of record in Book 1428, page 268, said Register's Office; thence south 85°30' east 200 feet; thence southwardly 580 feet, more or less, to the low water mark of Cumberland River; thence with same, south 82°15' west 200 feet; thence north 4°45' east 631 feet to the beginning. Being the same property conveyed to Valley Properties, Inc., by deed from Edna Gunn Little, of record in Book 3428, page 419, RODC.

This conveyance is made subject to the following which are excluded from the warranty:

Taxes for 1974 and 1975

Lease made by Valley Properties, Inc., to Auto Jobbers Warehouse, Inc., dated December 14, 1962, filed December 21, 1962, and recorded in Book 3491, page 588, Register's Office for Davidson County, Tennessee, for a term of 12 years commencing March 1, 1963, and ending February 28, 1975.

Flowage easement granted United States of America by Tennessee Beer Company, in connection with operation of Cheatham Lock and Dam Project (Tract M-1313-E) by deed of record in Book 2153, page 326, Register's Office for Davidson County, Tennessee.

Easement for a railroad right-of-way set out in an agreement between Louisville and Nashville Railroad Company and Southern Lumber and Manufacturing Company, et al, of record in Book 417, page 601, Register's Office for Davidson County, Tennessee.

Lease from Valley Properties, Inc., to Parts, Inc. of Nashville, dated the day of , 1964, for a term commencing April 1, 1964, and ending February 28, 1975.

Easement and other provisions in favor of Louisville and Nashville Railroad Company entering across the northern boundary line of premises between said part of Lot No. 2 and the southern margin of Davidson or Duncan Street, 25 feet in width, as described in deed of record in book 146, page 206, 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 $300,000.00.

Subscribed and sworn to before me this 25 day of February, 1975.

My commission expires: February 11, 1976

Notary Public

JOHN H. McCALL NOTARY PUBLIC DAVIDSON COUNTY TENN.

This is improved property known as 224 Davidson Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALLAN MURPHY, his heirs and assigns, forever.

And VALLEY PROPERTIES, INC., does covenant with the said ALLAN MURPHY that Valley Properties, Inc., is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for 1974 taxes and lease and easements mentioned herein.

And VALLEY PROPERTIES, INC., does further covenant and bind itself, its successors, assigns, representatives, to warrant and forever defend the title to the said land to the said Allan Murphy, his heirs and assigns against the lawful claims of all persons whomsoever, except as stated above.

VALLEY PROPERTIES, INC., quitclaims to Allan Murphy, his heirs and assigns, the following described property:

> A tract of land in Davidson County, Tennessee, being a part of a 25-foot railroad right-of-way lying immediately north of Lot No.2 on the plan of D. B. Cooper's Addition to East Nashville, of record in Book 57, page 154, Register's Office for said County, described as follows:
>
> Beginning at an iron pin on the southerly margin of a railroad right-of-way, said right-of-way being immediately south of Duncan, formerly Davidson, Street, also being north 85° 30' west 312 feet from the northwest corner of that part of Lot No. 2 conveyed to Tennessee Beer Company, Inc., by deed from the American National Bank of Nashville, of record in Book 1428, page 268, Register's Office for Davidson County; thence south 85° 30' east 200 feet; thence northwardly 25 feet to the southerly margin of Davidson Street; thence with said Street, westwardly 200 feet; thence southwardly 25 feet to the beginning.

WITNESS OUR HANDS this 25 day of February, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on ssaid date and day.

VALLEY PROPERTIES, INC.

By _____ President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid,

personally appeared H. C. Pratt, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Valley Properties, Inc., the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal at office in Nashville, Tennessee, this 25 day of Feb., 1975.

John H McAlister
Notary Public

My commission expires:

_____

JOHN H. McALISTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 88679

IDENTIF. REFERENCE

FEB 25 2 38 PM '75

FELIX Z. WILLCOX JR. REGISTER
DAVIDSON COUNTY, TENN.

FEB25 75	CONV	*	.00	300,000 00		
FEB25 75	S'TAX			A* 780.00		
FEB25 75	PR'FEE			A* .50		
FEB25 75	W'DEED			A* 6.00	*	786.50