THIS INSTRUMENT PREPARED BY:

BOOK 4895 PAGE 682

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP NO. PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-14-77	Tennessee Building Material Assoc., Inc., 2200 8th Ave. S., Nashville, Tennessee	Same
FIELD BOOK NUMBER(S) 22W 3670	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2200 8th Ave. S, Nash TN	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; we,

BELCOURT PROPERTIES, INC.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tennessee Building Material Association, Inc.,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 15 feet of lot No. 1, all of lots Nos. 2 and 3, and the northerly 20 feet of lot No. 4 of Block 3 on the plan of Yarborough's Subdivision of Woodland, as of record in Book 57, page 155, Register's Office for said County.

Said lots Nos. 2 and 3 and parts of lots Nos. 1 and 4 front together 135 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Belcourt Properties, Inc. by deed from Judson Memorial Baptist Church, Inc., which is of record in Book 4065, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1975 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of March, 1975.

BELCOURT PROPERTIES, INC.

By: Frank E. Allison
Frank E. Allison,
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

MAR 13 75	CONV	55,400.00			
MAR 13 75 S TAX			A*	144.04	
~~MAR 13 75 PR FEE~~			A*	.50	
MAR 13 75	W DEED		A*	4.00	* 148.54

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 55,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

C 90455

IDENTIF. REFERENCE

MAR 13 9 19 AM '75

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

WARRANTY DEED

FROM

BELCOURT PROPERTIES, INC.

TO

TENNESSEE BUILDING MATERIAL ASSOCIATION, INC.

Return To:

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

1448 First Nat'l Bank
Nashville, Tn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared Frank E. Allison ~~and~~ _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Secretary ~~and~~/ Treasurer, ~~of the~~ of Belcourt Properties, Inc., a corporation, the bargainor, and that he, as such Secretary ~~and~~/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Frank E. Allison as such Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of March, 19 75

My commission expires: 4/23/75

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY