740028-6

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4983 PAGE 288	MAP-PARCEL NUMBERS:
Communications Workers of America	Fidelity Federal Savings & Loan	106-6-60
Local 10808 (NAME)	(NAME)	
Suite 515 Exchange Building,	401 Union Street	106-6-72
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
311 Church Street, Nashville, 37201 Tenn.	Nashville, Tenn. 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---- 160,000.00----------

ONE HUNDRED SIXTY THOUSAND AND NO/100---------- DOLLARS

Cash in hand paid by COMMUNICATIONS WORKERS OF AMERICA LOCAL 10808 the receipt of which is hereby acknowledged,

FIDELITY FEDERAL S... LOAN ASSOCIATION OF NASHVILLE

We, John C. Jeffords, Jr. and Douglass C. Jeffords, as Executors and Trustees under the terms of the Will of John C. Jeffords, deceased

have bargained and sold, and by these presents do transfer and convey unto the said

COMMUNICATIONS WORKERS OF AMERICA LOCAL 10808

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit "A" for full and Complete Description

DEC29 75 CONV 90,000.00
DEC29 75 CONV 70,000.00
DEC29 75 S'TAX B* 416.00
DEC29 75 PR'FEE B* .50
DEC29 75 W'DEED B* 6.00 * 422.50

unimproved ( )
This is improved (X) property, known as 100 & 102 Arlington Ave., Nashville,
(House Number) (Street)
Tenn. 37210
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 17th day of December, 19 75.

Executor & Trustee Executor & Trustee
under the will of John C. Jeffords, decd. under will of John C.Jeffords, decd.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named John C. Jeffords, Jr. and Douglass C. Jeffords

the bargainor S, 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 17th day of December, 19 75.

My commission expires Arpil 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 160,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 17th day of December, 19 75.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:	
C. H. Briley, Jr., Atty.	P. O. Box 2645 Nashville, Tennessee
Name	Address

WARRANTY DEED

FROM

John C. Jeffords, Jr. & Douglass C. Jeffords, as Executors & Trustees

TO

Communications Workers of America Local 10808

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT A.

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Two tracts of land in Davidson County, Tennessee, described according to a survey by Charles R. Simmons dated December 17, 1975, as follows:

TRACT I:

Being the southerly 80 feet of the easterly 140 feet of Lot No. 1 on the Map of the Charles T. Cole Property, as of record in Book 161, page 32, Register's Office for said County.
Said part of said lot fronts 80 feet on the westerly side of Cole Avenue and runs back between parallel lines, along the northerly margin of Hill Avenue, 140 feet to a dead line.

TRACT II:

Being in the 6th, formerly the 9th Civil District of said County, being part of Lot 1 on the Map of Charles T. Cole property, as of record in Book 161, page 32, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 30, 1946, as follows:
BEGINNING On the westerly margin of Cole Avenue, now Arlington Avenue, at a point 100 feet south of the southwest corner of Murfreesboro Pike and said Avenue; thence North 68 degrees 40' west 140 feet to the easterly line of the property conveyed to Aladdin Industries, Inc., by deed from Joseph W. Holman, Trustee, as of record in Book 1580, page 493, Register's Office; thence with their easterly line southwardly 254.6 feet to the northwest corner of the property conveyed to C. T. Bozeman and wife, by deed from Austin M. Peacher and wife, of record in Book 1632, page 19, Register's Office; thence eastwardly with Bozeman's northerly line, 140 feet to westerly margin of Cole Avenue, now Arlington Avenue; thence with said Avenue, northwardly 255.4 feet to the beginning.

Being part of the property vested in John C. Jeffords, Jr. and Douglass C. Jeffords, as Executors and Trustees under the terms of the Will of John C. Jeffords, deceased, as probated under Will Book 103, page 311, Probate Court of Davidson County, Tennessee.

D 2 9 9 7 8.

IDENTIF. REFERENCE

DEC 29 3 32 PM '75

FELIX Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.