FORM NO. WD-1

BOOK 4994 PAGE 879

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 2-4-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
E. W. McCabe, Attorney - P. O. Box 15667 - Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Gruhn (NAME)	S A M E (NAME)	MAP 93-6-3
410 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 79
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louis S. Buckley and wife, Gertrude B. Buckley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Gruhn, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 69 on the Original Plan of the Town of Nashville, not of record, and described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, in the center of a party wall 41-1/2 feet east of the southeast corner of the property conveyed to Adela S. Morrissey by deed from Vito A. Cerruti and wife, of record in Book 1181, page 682, Register's Office for said County; thence with the northerly margin of Broadway eastwardly 20 feet 4 inches to the southwest corner of the Berry property; thence with the westerly line of same, northwardly 128 feet 10 inches, more or less, to the southerly line of the property conveyed to Eugene Rovegno et al, by deed from Elkin Garfinkle, Trustee, of record in Book 931, page 524, said Register's Office; thence with said line westwardly 20 feet 4 inches; thence southwardly 18 feet to the center of said party wall, continuing in the same direction and with the center of said wall 110 feet 10 inches,more or less, in all 128 feet 10 inches, more or less, to the beginning.

Being the same property conveyed to Louis S. Buckley and wife, Gertrude B. Buckley, by deed from Edgar Daniel Akin and wife, Phyllis Raines Akin, of record in Book 3926, page 11, and re-recorded in Book 3958, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easement for support of party wall between land in question and adjoining land as of record in Book 1268, page 533, Register's Office for Davidson County, Tennessee.

unimproved (x) / This is improved (x) property, known as 410 (House Number) Broadway (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 23rd day of January, 19 76

Louis S. Buckley

Gertrude B. Buckley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis S. Buckley and wife, Gertrude B. Buckley

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 23 day of Jan 19 76

Commission expires Nov 13, 1977

x [signature]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

D 35102

WARRANTY DEED

FROM Louis S. Buckley and wife,

TO Gertrude B. Buckley

George Gruhn, unmarried

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

IDENTIFICATION REFERENCE

FEB 6 2 05 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-6-76	CONV	55,000.00		
FEB-6-76	S'TAX		B*	143.00
FEB-6-76	PR'FEE		B*	.50
FEB-6-76	W'DEED		B*	4.00 * 147.50