BK 5009 PG 538 MAP 93-7
P. 30 & 31 m.p

WARRANTY DEED

MST Tract Reference:

THIS INDENTURE, made and entered into this 26th day of March, 19__, by and between

ORLEAN GRAVES AMIS, Femme Sole, party of the first part, and JULIAN I. HAZLEWOOD, An Unmarried Male, party of the second part.

WITNESSETH: That for and in good consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A part of the property originally conveyed to the party of the first part by Instalment Deed recorded in Book 1212, Page 268, of the Records of the Register's Office of Davidson County and more particularly described as follows:

Beginning at a point in the south margin of the L & N Railroad which runs parallel and adjacent to the south margin of Davidson Street and said point being common with the northeast corner of the Arkansas Fuel Company property recorded in Book 1585, Page 579; thence along the south margin of said L & N Railroad S 85 degrees-30' E, a distance of 514.80 feet to the northwest corner of the National Molasses Company; thence along a line common with National Molasses property S 4 degrees-45' W, a distance of 140.0 feet; thence N 85 degrees-30' W, a distance of 55.0 feet; thence S 4 degrees-45' W, a distance of 110.0 feet, thence S 85 degrees-30' E, a distance of 195.0 feet to a point that is common with the southeast corner of the National Molasses property and is on the west margin of Valley Properties, Inc.; thence S 4 degrees-45' W, a distance of 246.51 feet to an iron pin at the top of the bank of the Cumberland River; thence continuing S 4 degrees-45' W, a distance of 70.0 feet more or less to a point of the low water level of the river; thence along the low water level of the Cumberland River westwardly, approximately 790 feet, more or less; thence northerly to the top of the bank; thence along the top of the bank N 60 degrees-4'-32" W, a distance of 100.0 feet to a point in the east margin of the Arkansas Fuel property recorded in Book 1913, Page 184; thence N 26 degrees-55'-29" E, a distance of 429.0 feet; thence N 45 degrees-55'-29" E, a distance of 75.0 feet to the point of beginning, containing an area of approximately 8.967 acres.

This conveyance is made subject to subdivision restrictions, building lines, and easements of record in the records of the Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his hiers, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; That the same in unencumbered, except for the 1976 City and County Taxes which the party of the second part assumes and agrees to pay, and subject to the aforesaid subdivision restrictions, building lines, and easements, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The work "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Orlean Graves Amis

ORLEAN GRAVES AMIS

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STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____

ORLEAN GRAVES AMIS

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of March 1976.

My commission expires 2/26/77

Joy W. Cobb
Notary Public

JOY W. COBB NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(FOR RECORDING DATA ONLY)

Property address _____

Mail tax bills to: (Person or Agency responsible for payment of taxes)

Julian I. Hazlewood
P.O. Box 591
Brentwood, Tennessee 37027

This instrument prepared by:
Williams & Benham, Attorneys
2280, One Commerce Square, Memphis, TN 38103

State tax	$	
Register's fee	$	.50
Recording fee	$	4.00
Total		
T.G. #		
Return to: Y		

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 151,500 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julian I. Hazlewood
Affiant

Subscribed and sworn to before me this 26th day of March 1976.

Joy W. Cobb
Notary Public

My Commission Expires 2/26/77

JOY W. COBB NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D42056

TITLE INSURANCE REFERENCE

MAR 29 10 54 AM '76

REGISTER FEE DAVIDSON CO. TENN.

MAR29'76	CONV	90,000.00		
MAR29'76	CONV	61,500.00		
MAR29'76	S'TAX		B*	393.90
MAR29'76	PR'FEE		B*	.50
MAR29'76	W'DEED		B*	4.00
MAR29'76	MISC		B*	.20
			*	398.60