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1611 22

IDENTIF. REFERENCE

BOOK 5018 PAGE 268

APR 23 1 24 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 617,199.00.

Mitchell S Magid
Affiant

Subscribed and sworn to before me, this 26th day of August, 1975.

Notary Public

My commission expires 2/21/79.

Address new owners as follows:
J M & S Joint Venture
710 So. 1st St
Nashville Tenn 37213

Send Tax Bills to: Same

Map-Parcel Numbers
93-8
82 pts

mail

D E E D

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, ALLAN MURPHY and wife, JOSEPHINE MURPHY, have bargained and sold and by these presents do transfer and convey unto NOAH LIFF, a two-thirds (2/3) undivided interest, and unto MITCHELL S. MAGID, a one-third (1/3) undivided interest, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the First Civil District of Davidson County, Tennessee, and shown as Lot No. 1 on the Second Revision of Section I, Inner-City Industrial Park of record in Book 4885, page 70, Register's Office for Davidson County, Tennessee, and said Lot No. 1 is more particularly described as follows:

Beginning at a concrete monument in the southerly boundary of Davidson Street, 950 feet, more or less, east of the point where South Sixth Street comes into Davidson Street; thence along the southerly margin of Davidson Street, North 71 deg. 57 min. East 791.44 feet to a concrete monument; thence South 18 deg. 03 min. East 145.06 feet to an iron pin; thence South 13 deg. 12 min. 56 sec. East 223.33 feet to an iron pin; thence South 75 deg. 53 min. 37 sec. West 348.40 feet to an iron pin; thence South 74 deg. 19 min. 21 sec. West 200.16 feet to an iron pin; thence South 76 deg. 09 min. West 225.66 feet to an iron pin; thence North 18 deg. 03 min. West 318.82 feet to a concrete monument, the point of beginning and containing 6.1968 acres, more or less.

This Instrument prepared by
GULLETT, STEELE, [illegible] & MERCHANT
L & C Tower, Nashville, Tenn.

Being the same property conveyed to Allan Murphy by deed from Inner-City Investment, Ltd., a Partnership, of record in Book ____, page ____, said Register's Office.

This conveyance is made subject to the following:

1. Taxes for the year 1975.

2. Reservation relative to railroad easement as set out in the deed of record in Book _____, page _____, said Regi ter's Office.

3. Those certain exceptions set out in Exhibit A to the deed of record in Book _____, page _____, said Register's Office.

4. Deed of trust executed by Allan Murphy and wife to Ervin M. Entrekin, Trustee, of record in Book _____, page _____, said Register's Office to secure a note dated August 26, 1975, in the principal amount of $42,600.00, payable to Ervin M. Entrekin, Trustee, according to terms and conditions therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, forever.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do covenant with the said NOAH LIFF and MITCHELL S. MAGID that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set out above.

And ALLAN MURPHY and wife, JOSEPHINE MURPHY, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said NOAH LIFF and MITCHELL S. MAGID, their heirs and assigns, against the lawful claims of all persons whomsoever, except as above stated.

WITNESS OUR HANDS this 26th day of August, 1975.

Allan Murphy

Josephine Murphy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Dorothy W. Hindman, a Notary Public in and for said State and County, the within named ALLAN MURPHY and wife, JOSEPHINE MURPHY, the bargainors, 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 21st day of August, 1975.

Dorothy W. Hindman
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: Feb. 25, 1979.

APR23%	CONV	*	~~.00~~ 617,199.00		
APR23%S'TAX			B* 1,604.72		
APR23%PRTFEE			B* .50		
APR23%	MTGEED		B* 6.00	* 1,611.22	