THIS INSTRUMENT BY: BOOK 5042 PAGE

DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-2-98	M & M Office Machines Co. 1713 Church Street Nashville, Tennessee 37203	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
16W-4530	909-11 8th Ave. South	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 DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

CO 40,000.00	MO
WD 4.00	MS
TD	ST 104.00
CC	ST
MR	PF 50
UCC	TOTAL 108.50

LAWRENCE H. LITTLE and wife, NELL LITTLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M & M OFFICE MACHINES COMPANY, INC., a Tennessee corporation

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:

Tract I: Being the north 38.25 feet front of the south 76.5 feet front and the north 37.2 feet rear of the south 74.4 feet rear of Lot No. 4 on the Map of Overton's Rock Castle Tract, as of record in Book 21, page 94.

Said part of said lot fronts 38.25 feet on the westerly side of 8th Avenue South, formerly Franklin Pike, and runs back between lines, 180 feet on the northerly line and 190 feet on the southerly line, to an alley.

Tract II: Being the northerly part of Lot No. 4 on the Plan of Overton's Rock Castle Tract, as of record in Book 21, page 94.

Said part of Lot No. 4 fronts 50 feet on the westerly side of 8th Avenue South, as widened and extends back on the northerly line, with the southerly margin of an alley, 167.8 feet, more or less, and 168 feet more or less, on the southerly line, to an alley in the rear on which it measures 48.6 feet more or less.

Tract No. I being the same property conveyed to Lawrence H. Little by deed from Eugene Seay, Jr., and wife, Gracie Seay, as of record in Book 1371, page 264; Tract No. II being the same property conveyed to Lawrence H. Little, by deed from R. B. Jones, et al, as of record inBook 1315, page 251.

This conveyance is made subject to any and all zoning regulations, building restrictions and set-back 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 1976 taxes which have been prorated and assumed by Grantees.

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 2nd day of July, 1976.

Lawrence H. Little
Lawrence H. Little

Nell Little
Nell Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK [illegible] PAGE [illegible]

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Lawrence H. Little and wife, Nell Little

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, the 2nd day of July, 19 76.

My commission expires: 4-23-78

Notary Public

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 $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 76

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED
DBH:mas

FROM
LAWRENCE H. LITTLE AND WIFE

TO
M & M OFFICE MACHINES COMPANY

D 57 F 96

IDENTIF. REFERENCE

JUL 7 3 23 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr Nashville Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

My commission expires: _____

Notary Public