File Lot 1

BOOK 5043 PAGE 876

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. Elizer (NAME)	J. B. Elizer (NAME)	Map 82-12
315 Union Street (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	Parcels 84,86,
Nashville, Tn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37215 (CITY) (ZONE) (STATE)	87,88,89 & 236

For and in Consideration of the sum of twelve thousand and no/100 ($12,000.00) *DOLLARS,*

cash in hand paid,

JUL-9[illegible]	CONV	12,000.00				
JUL-9[illegible]	S'TAX		B*	31.20		
JUL-9[illegible]	PR'FEE		B*	.50		
JUL-9[illegible]	W'DEED		B*	8.00	*	39.70

Nashville City Bank and Trust Company, a Tennessee banking corporation, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* J. B. Elizer, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being part of Lot No. 21 on the Map of the Subdivision of the Home Block of Neill S. Brown, of record in Book 2, page 100 of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the easterly margin of Neill Avenue, which is 145 feet north of the north margin of Ramsey Avenue, formerly Georgia Street; thence easterly, parallel to the north margin of said street, 205 feet to a point; thence northerly parallel to the easterly margin of Neill Avenue, and partly along the alley, 45 feet to a point; thence westerly, 205 feet to the easterly margin of Neill Avenue; thence with the margin of the same, southerly 45 feet to the point of beginning. [Map 82-12, parcel 84]

TRACT II: Being part of Lot No. 21 on the Subdivision of the Home Block of Neill S. Brown, of record in Book 2, page 100 of the Chancery Court at Nashville, and described as follows:

BEGINNING at a point in the northerly margin of Ramsey Avenue, formerly Georgia Street, 41 feet east of the northeast corner of said Street, and Neill Avenue; thence with said Avenue, easterly 164 feet to a point; thence northerly, parallel to the westerly margin of South 9th Street, 145 feet; thence westerly parallel to Ramsey Street, 164 feet to a point 41 feet east of Neill Avenue; thence southerly parallel to Neill Avenue, 145 feet to the beginning. [Map 82-12, parcels 86,87,88 and 89]

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of July, 1976

Notary Public

My commission expires 7-18-76

(Affix Seal)

TRACT III: Being the southerly part of Lot No. 41 on the Map of D. D. Philips Silverdene Park, as of record in Book 421, page 31, Register's Office for Davidson County, and described as follows:

BEGINNING on the easterly margin of McFerrin Avenue at the corner of Lots Nos. 40 and 41, thence northeasterly, with a line between said two lots 222 feet, more or less, to an alley; thence northwesterly with the rear line of Lot No. 41, 25 feet 10 inches, more or less, to the southerly line of the Old S. A. Handley property; thence westerly with the same, and the northerly line of Lot No. 41, 9 feet to the northeasterly corner of the property conveyed by C. H. Rutherford and wife, to J. P. Tompkins and wife, by deed of record in Book 489, page 13, said Register's Office; thence southerly with Tompkins' easterly line, 13 feet; thence westerly with his southerly line 170 feet to the easterly margin of McFerrin Avenue; thence southerly with the same, 90.5 feet, more or less, to the point of beginning. [Map 82-12, parcel 236]

Tracts I, II and III being part of the same property conveyed to Nashville City Bank and Trust Company by deed from Narcisco H. Saavedra and wife Princess P. Saavedra of record in Book 4999, page 567, said Register's Office.

This is unimproved (X) improved ( ) property, known as 107 Neill Avenue, Nashville, Tn. (Tract I); 819, 821, 823 & 825 Silverdene Place (Tract II), Nashville; 119 & 121 McFerrin Avenue, Nashville Tn (Tract III)
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. B. Elizer, his *heirs and assigns, forever.*

And Grantor does *covenant with the said* J. B. Elizer *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1976 real property taxes which have been prorated and assumed by Grantee.

And Nashville City Bank and Trust Company does *further covenant and bind* its successors *and representatives, to warrant and forever defend the title to the said land to the said* J. B. Elizer, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 9th *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NASHVILLE CITY BANK & TRUST CO.
BY: Harvey T. Kirkpatrick
Harvey T. Kirkpatrick
Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Bonnie Hazelwood *, a Notary Public of the State and County aforesaid, personally appeared* Harvey T. Kirkpatrick *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Vice President *of the* Nashville City Bank & Trust Company *, the within named bargainor, a corporation, and that* he *as such* Assistant Vice President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Assistant Vice President *.*

Witness my hand and seal, at office in Nashville, Tennessee *, this* 9th *day of* July *, 19* 76 *.*

Bonnie Hazelwood
Notary Public

Commission Expires 7-18-76

BONNIE HAZELWOOD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5043 878

WARRANTY DEED

FROM

Nashville City Bank & Trust Co.

TO

J. B. Elizer

D 57646

IDENTIF. REFERENCE

JUL 9 4 17 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208