This instrument prepared by:
Paul Holbrook, Attorney
1202 Nashville Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Little Fish & Oyster Co. (NAME)	same (NAME)	Map 82-9
1234 6th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 270
Nashville, Tenn. 37208 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND No/100 - ($10.00) - - - - - - *DOLLARS*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Little Fish & Oyster Company of the balance of an indebtedness in the amount of $13,006.96, secured by Vendor's lien on property herein conveyed, retained in deed from Mrs. Grace Harness to William Walker, of record in Book 4280, page 917 of Register's Office for Davidson County, Tennessee, to secure the payment of a note in the amount of $14,800.00, payable in monthly installments of $88.34 each beginning September 13, 1968 with interest at the rate of 6% per annum

We, Rena Mai Lawrence, Jesse Martin Phillips, Maggie W. Hayward and Henry T. Walker (heirs of William Walker, Deceased) - *have bargained and sold, and by these presents do transfer and convey unto the said* Little Fish & Oyster Company, their successors, and ~~heirs~~ *assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the northerly 40 feet of Lot No. 95 and the southerly 3½ feet of Lot No. 96 on the Map of D. T. McGavock's First Addition to Nashville of record in Book 10, pages 606 and 609, Register's Office for said County.

Said parts of said lots adjoin and front together 43½ feeton the easterly side of 6th Avenue North and runs back between parallel lines 170.9 feet to an alley

Being the same property conveyed to William Walker by deed from Mrs. Grace Harness of record in Book 4280, page 917, said Register's Office. The said William Walker having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00

Subscribed and sworn to before me, this the 6th day of Oct 1976

[signature], Affiant

My commission expires: 1-29-78

(Affix Seal)

[signature], Notary Public

BOOK 5075 PAGE 864

OCT-6 76	CONV	17,500.00			
OCT-6 76 S'TAX			B*	45.50	
OCT-6 76 PR'FEE			B*	.50	
OCT-6 76	W'DEED		B*	6.00	* 52.00

D 71393

IDENTIF. REFERENCE

OCT 6 3 00 PM '76

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 1228 6th Avenue North (House Number) (Street) P. O. Address: Nashville (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 Little Fish & Oyster Company *their successors, and* ~~xxx~~ *assigns, forever.*

And we *do covenant with the said* Little Fish & Oyster Company *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.*

Except property tax for year 1976 to be pro rated and assumed by the purchaser.

And we, Rena Mai Lawrence, Jesse Martin Phillips, Maggie W. Hayward and Henry T. Walker *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Little Fish & Oyster Company *their successors and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* September, *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.*

Rena Mai Lawrence
Rena Mai Lawrence

Jesse Martin Phillips
Jesse Martin Phillips

Maggie W. Hayward
Maggie W. Hayward

Henry T. Walker
Henry T. Walker

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ SUMMIT

Personally appeared before me, Mary L. Wolfe, a Notary Public in and for said County and State, the within named Rena Mai Lawrence

Rena Mai Lawrence

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at AKRON, ~~Tennessee~~ Ohio this 20 day of SEPT, 1976.

Mary L. Wolfe, Notary Public.

Commission Expires 3-18-78

SEAL · OHIO · SUMMIT COUNTY

STATE OF DELAWARE
COUNTY OF NEW CASTLE

Personally appeared before me, Charles H. Niles, a Notary Public in and for said County and State, the within named Jesse Martin Phillips and Maggie W. Hayward

the bargainor, 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 New Castle, Delaware, this 23 day of SEPT, 1976.

Charles H Niles, Notary Public.

Commission Expires 9-2-78

CHARLES H. NILES ... NOTARY PUBLIC ... STATE OF DELAWARE

STATE OF MICHIGAN
COUNTY OF WAYNE

Personally appeared before me, Betty J. Riley, a Notary Public in and for said County and State, the within named Henry T. Walker

Henry T. Walker

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Detroit, Michigan, this 7 day of September, 1976.

Betty J. Riley, Notary Public.

Commission Expires 11-30-77

BETTY J. RILEY ... NOTARY PUBLIC ... WAYNE COUNTY, MICH.

Notary Public

Commission Expires