BOOK 5113 PAGE 294

Prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kermit C. Stengel, Jr., Trustee (NAME)	Same (NAME)	116-3
15th Floor, Third Nat'l. Bk. Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93
Nashville, Tenn. 37219 (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, receipt of which is hereby acknowledged,

First American National Bank of Nashville, Tennessee, as Trustee under the Will of Rowena Thompson Washington,
have this day bargained and sold, and do hereby transfer and convey unto the said Kermit C. Stengel, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his *(successors), and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the southerly 95 feet of Lot No. 79 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, and described according to a survey of Hal R. Swann, Jr., dated October 18, 1976, as follows:

Said part of Lot 79 fronts 95 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet, and by field measurement 198 feet to a dead line being the rear line of Lot 88 on said plan, and containing 18,810 square feet or 0.43 acres, more or less.

Being the property vested in First American National Bank of Nashville, Tennessee, as Trustee under Will of Rowena Thompson Washington, of record in Will Book 76, page 320, Probate Court Clerk's Office, Davidson County.

J. G. Lackey, Jr. joins in the execution of this instrument for the purpose of evidencing his consent for the conveyance herein, pursuant to the provisions of the Will of Rowena Thompson Washington.

This conveyance is subject to applicable taxes for the current year, which have been prorated and assumed by Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 7th day of February 1977

Affiant

My commission expires: 10-25-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 107 Kenner Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kermit C. Stengel, Jr., Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his *(successors),* as Trustee but no further or otherwise *and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our successors, as Trustee, but no further or otherwise *to warrant and forever defend the title to said real estate to said* Kermit C. Stengel, Jr., Trustee, his *(successors), and assigns, against the lawful claims of all persons.*

Witness our *hand this* 7th *day of* February, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. G. Lackey, Jr.

First American National Bank of Nashville, Tennessee as Trustee under the Will of Rowena Thompson Washington, but no further or otherwise

By: Brannon Huddleston

Vice President and Trust Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James G. Lackey III, *a Notary Public in and for said County and State,* J. G. Lackey, Jr.

one of

the within named bargainors, 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 Nashville *Tennessee, this* 7th *day of* February, *19* 77

Commission expires 10-15-50 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, James G. Lackey III, *a Notary Public of the State and County aforesaid, personally appeared* Brannon Huddleston *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President and Trust Officer *of the* First American National Bank of Nashville, Tennessee, *the within named bargainor, a corporation, and that* he *as such* Vice President and Trust Officer, *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* Vice President and Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 7th *day of* February, *19* 77

Commission expires 10-15-50 *Notary Public*

WARRANTY DEED

FROM
FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TENNESSEE,
Trustee under the Will of Rowena Thompson Washington.
TO
Kermit C. Stengel, Jr., Trustee.

FEB-87	CONV	35,000.00			
FEB-87	STAX		B*	91.00	
FEB-87	PRFEE		B*	.50	
FEB-87	WDEED		B*	4.00	* 95.50

D 8 8 5 4 7

IDENTIF. REFERENCE

FEB 8 1 35 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS