BOOK 5187 PAGE 776

"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY, ATTORNEY, 2nd & FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37239"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. SCOTT, et ux (NAME:)	same (NAME:)	93-11-181 + 182
89 Hermitage Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-11-184 thru 187
Nashville 37210 (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, together with other good and valuable considerations, the receipt of which is hereby acknowledged,

I, JAMES I. VANCE BERRY, Trustee, with full power to sell, mortgage and convey,

AUG23F	CONV	82,500.00			
AUG23F	S'TAX		B*	214.50	
AUG23F	PR'FEE		B*	.50	
AUG23F	W'DEED		B*	6.00	* 221.00

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. SCOTT and wife, PEARLIE R. SCOTT, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I:

Being Lots Nos. 44, 45, 46, 47, 48 and 49 on the map of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for said County.

Said Lots Nos. 44, 45, 46 and 47 adjoin and front together 150 feet on the east side of First Avenue, South, formerly Rutledge Street, and run back between parallel lines along the south margin of Highland Avenue, formerly Central Street, 200 feet to a dead line.

Said Lot No. 48 fronts 50 feet on the southerly side of Highland Avenue, formerly Central Street, and runs back between parallel lines 150 feet to an alley in the rear.

Said Lot No. 49 adjoins Lot No. 48 on the east and fronts 22.83 feet on the southerly side of Highland Avenue, and runs back between lines, 181.42 feet on the easterly line along the westerly margin of an alley, and 150 feet on the westerly line to an alley in the rear, on which it measures 124-1/2 feet.

Being the same property conveyed to James I. Vance Berry, Trustee by deed from William L. Crosley and Dr. Thomas F. Frist, d/b/a C-F Partnership, of record in Book 4634, page 21, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 82,500.00

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 19 77

Notary Public

My commission expires October 28, 1980 (Affix Seal)

ANNE Q. McGUIGAN NOTARY PUBLIC

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 62, 63, 64, 65 and 66 on the Plan of Rutledge's Addition to Nashville, as of record in Book 21, page 73, Register's Office for said County.

Said Lots Nos. 62, 63, 64, 65 and 66 front 50 feet each on the southwesterly side of Hermitage Avenue and extend back between lines 150 feet to a 15 foot alley in the rear.

Being the same property conveyed to James I. Vance Berry, Trustee, by deed from William L. Crosley and Dr. Thomas F. Frist, d/b/a C-F Partnership, of record in Book 4634, page 17, Register's Office for Davidson County, Tennessee.

SUBJECT to taxes for the year 1977, which have been prorated and assumed by Grantees.

unimproved (✓)
This is improved ( ) property, known as Hermitage Avenue, Nashville, TN
(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 grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23rd *day of* August, *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.*

JAMES I. VANCE BERRY, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne C. McGuire, *a Notary Public in and for said County and State, the within named* James I. Vance Berry, Trustee

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 Nashville, *Tennessee, this* 23rd *day of* August, *19*77.

Anne C. McGuire, *Notary Public.*

Commission Expires May 28, 1980.

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, ..., *a Notary Public of the State and County aforesaid, personally appeared*, *with whom I am personally acquainted, and who, upon oath, acknowledged self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that he as such*, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as*.

Witness my hand and seal, at office in, *this* *day of*, *19*.

Notary Public

Commission Expires.

AUG 23 3 41 PM '77
FELIX DAVIDSON COUNTY, TENN. REGISTER

IDENTIFICATION REFERENCE

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