BOOK 5203 PAGE 757 ... prepared by
... AND RUCKER, Attorneys
... Court Square Building

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JAMES M. ALLEN	Sawyer, Piepmeier & Associates	93-2-6
(NAME)	(NAME)	
Suite 126-301 7th Ave No		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn 37219	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the Grantees hereinafter named, and other good and valuable considera- DOLLARS tions, the receipt of which is hereby acknowledged,

SAWYER, PIEPMEIER & ASSOCIATES, a Partnership composed of James H. Sawyer, Jr., Arthur L. Piepmeier and James E. Lineberger, the said James E. Lineberger having assigned his one-third interest in said property to J. Sumpter Anderson on August 1, 1968,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. ALLEN,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Parcel Dc on the Map showing the Resubdivision of Parcel Db of the Capital Hill Redevelopment Project, as of record in Book 3106, page 46, Register's Office for said County, and described as follows:

Beginning at a point at a cross mark on a bronze cap set in the curb in the west margin of Third Avenue North, opposite a turn into Gay Street; thence along said turn, southwesterly 24.25 feet to a bronze cap in the northerly margin of Gay Street; thence with the margin of Gay Street, South 65° 21' West 247.85 feet to a point; thence leaving Gay Street, North 1° 05' East 147.83 feet to a point; thence North 7° 47' East 105 feet to a point in the southerly margin of Fourth Avenue North; thence with the margin of said Avenue, easterly 111.72 feet to a point at a turn into Third Avenue North; thence around said turn, southeasterly 93 feet to the westerly margin of Third Avenue North; thence with the margin of the same, South 27° 17' East 68.84 feet to the point of beginning.

Being the same property conveyed to Sawyer, Piepmeier & Associates, a partnership composed of James H. Sawyer, Jr., Arthur L. Piepmeier and James E. Lineberger, by deed from The Nashville Housing Authority of record in Book 4032, page 170, Register's Office for Davidson County, Tennessee, the said James E. Lineberger having assigned his one-third interest to J. Sumpter Anderson on August 1, 1968.

unimproved ( )
This is improved (X) property, known as 306 Gay Street
(House Number) (Street)
Nashville, Tennessee 37219
(P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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.

Witness our hands this 25th day of August, 1977.

by _____
J. Sumpter Anderson

by _____
James E. Lineberger

SAWYER, PIEPMEIER & ASSOCIATES, a Partnership

by _____
James H. Sawyer, Jr.

by _____
Arthur L. Piepmeier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Sawyer, Jr., Arthur L. Piepmeier, J. Sumpter Anderson and James E. Lineberger

the bargainors, 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 25th day of August, 1977.

My commission expires December 30, 1980 Notary Public Mary Bridges Jones

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

SEP 30 CONV 850,000.00
SEP 30 S'TAX B* 2,210.00
SEP 30 PR'FEE B* .50
SEP 30 DEED B* 4.00 * 2,214.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 850,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of August, 1977.

My commission expires 2-4-80 Notary Public

This instrument was prepared by:

Name	Address
J. M. Grissim, attorney	200 Court Square Building, Nashville, TN 37201

WARRANTY DEED

FROM

SAWYER, PIEPMEIER &

ASSOCIATES, a Partnership

TO

JAMES M. ALLEN

E 28791

IDENTIF. REFERENCE

SEP 30 9 50 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219