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BOOK 5272 PAGE 155

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IDENTIF. REFERENCE

APR 11 3 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Ford R Otey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April, 1978

Gwendolyn M Green
Notary Public

MY COMMISSION EXPIRES: 1-18-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atty. Richard Manson - Jefferson St.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Otey, Jr. (NAME)	John H. Otey, Jr. (NAME)	92-6-49 KS
521 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	521 Jefferson Street (STREET ADDRESS)	
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Granville Payne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Otey, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED SHEET

This is { unimproved (X) improved } property, known as 941 28th Avenue North Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hands this 4th day of April, 19 78

Granville Payne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gwendolyn M. Green, a Notary Public in and for said County and State, the within named Granville Payne

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 Nashville, Tennessee, this 4th day of April 1978.

Commission expires 1-18-82

Gwendolyn M. Green
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
GRANVILLE PAYNE

TO
JOHN OTEY, JR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 11 78	CONV	*3,000.00			
APR 11 78	S'TAX		B*	7.80	
APR 11 78	PB'FEE		B*	.50	
APR 11 78	W'DEED		B*	6.00	* 14.30

Land in Davidson County, Tennessee, being part of Block No. 2, on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County, described as follows:

Beginning on the westerly margin of 28th Avenue North, formerly McLaughlin Street, at a point 150 feet south of the southerly margin of Eden Avenue; thence westwardly and parallel with Eden Avenue 150 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence at right angles eastwardly 150 feet to the westerly margin of 28th Avenue North; thence with said Avenue northwardly 50 feet to the beginning, and being Lot No. 4 on an unrecorded plan of subdivision of the easterly half of said Block No. 2.

Being the property conveyed to Granville Payne and wife, Dorothy Bell Payne, by deed from Jas. C. Shane, and wife, Margaret L. Shane of record in Book 1392, page 271, Register's Office for Davidson County, Tennessee. The said Dorothy Bell Payne having since died.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to the State of Tennessee by deed from Granville Payne and wife, of record in Book 4128, page 830, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of 28th Avenue, said point being the common corner between lots 4 and 5 of block 2 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 4 and 5, S 79 35' 42" W 6.78 feet to a point; thence N 10 31' 42" W 50 feet to a point in the common line between lots 3 and 4 in the aforesaid subdivision; thence with the common line between lots 3 and 4, N 79 35' 42" E 6.67 feet to a point in the westerly margin of 28th Avenue; thence with the westerly margin of 28th Avenue and easterly boundary of said lot 4, S 10 39' 46" E 50 feet to the point of beginning, containing 336 square feet more or less.

There is hereby conveyed an easement for slope purposes: Beginning at a point in the common line between Lots 4 and 5 of Block 2 on the Plan of Midway, as of record in Book 421, page 11, Register's Office of Davidson County, Tennessee, said point being S 79 35' 42" W 6.78 feet from the westerly margin of 28th Avenue as surveyed along said common line; thence continuing with said common line S 79 35' 42" W 7.33 feet to a point; thence N 10 39' 46" W 50 feet to a point in the common line between Lots 3 and 4 in the aforesaid subdivision; thence with the common line between said lots 3 and 4, N 79 35' 42" E 7.33 feet to a point; thence with and binding on the right-of-way taking previously described, S 10 31' 42" E 50 feet to the point of beginning.