BOOK 5273 PAGE 682

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DIESEL SALES AND SERVICE COMPANY | HOME FEDERAL S & L ASSN. | 82-12-312 |
| 928 Main Street | 230 Fourth Ave. No. | 311 309 |
| Nashville, Tennessee 37206 | Nashville, TN. 37219 | 308 B.L |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash and other good and sufficient consideration, the receipt of which is hereby acknowledged, Thomas W. Balls, Tennie K. McGhee, Doris Blackwelder, and Third National Bank in Nashville, Nashville, Tennessee, Executors and Trustees under the Last Will and Testament of Herman Otis Balls, deceased, have this day bargained and sold and do hereby transfer and convey unto the said Diesel Sales and Service Company, a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

PARCEL NO. 1:

Lots 4, 5, 6, 7 and part of Lot 8 on the Plan of Payne's Addition to Edgefield (now East Nashville) as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee, fronting 233 feet, more or less, on the southerly margin of Main Street; showing 196 feet, more or less, on the northerly margin of an alley; and showing 162.49 feet, more or less, on the westerly margin of the property herein described and 160 feet, more or less, on the easterly margin of the property herein described; being the same property described in the following Deeds to H. O. Balls:

(1) Deed from Nashville Housing Authority of record in Book 4026, page 207, Register's Office for Davidson County, Tennessee; and
(2) Deed from Polly Hardison of record in Book 4044, page 344, said Register's Office, and
(3) Deed from John Alden Rodgers, Trustee, of record in Book 4262, page 528, said Register's Office.

There is included in the foregoing description but excluded from this conveyance the following described property conveyed to Frank A. Varallo and wife, Eva R. Varallo, and Marie V. Zanini by H. O. Balls by Deed of record in Book 5245, page 757 in said Register's Office, fronting 10 feet more or less on the south margin of Main Street; and a small parcel conveyed by H. O. Balls to Nashville Housing Authority by Deed of record in Book 3949, page 198, said Register's Office.

PARCEL NO. 2:

A parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a point in the north margin of City Alley #258, said point being approximately 100 feet more or less from the east margin of McFerrin Avenue and North 65° 04' East, 120 feet, South 35° 59' East, 162.49 feet from the intersection of the east margin of McFerrin Avenue with the south margin of Main Street; thence South 65° 05' West, 20.0 feet with said north margin of City Alley #258 to a point; thence North 25° 21' West, 106.36 feet to a point; thence South 35° 59' East, 108.38 feet to the point of beginning, containing 1064 square feet more or less.
Being part of the same property in which a one-half undivided interest was conveyed to Marie V. Zanini by deed from Frank A. Varallo and wife, Eva R. Varallo, of record in Book 2648, page 375, Register's Office for said County.
Being the same property conveyed to H. O. Balls by deed from Frank A. Varallo, et al of record in Book 5244, page 998, said Register's Office.
All of the property hereby conveyed was devised to Thomas W. Balls, Tennie K. McGhee, Doris Blackwelder and Third National Bank in Nashville, Nashville, Executors and Trustees by Will of Herman Otis Balls, deceased, of record in Will Book 120, page 178, Probate Court for Davidson County, Tennessee.

REturn to Home Federal
Closing Dept. 553,946-7

THIS INSTRUMENT WAS PREPARED BY DANIEL R. LOFTUS, ATTORNEY, 14TH FLOOR, AMERICAN TRUST BLDG., NASHVILLE, TENN. 37201

STATE OF TENNESSEE )
COUNTY OF DAVIDSON ) The actual consideration or value whichever is greater, for this transfer is $155,556.00.

Subscribed and sworn to before me, this 11th day of April, 1978.

AFFIANT

My Commission Expires: My Commission Expires Oct. 18, 1981

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved property, known as 928 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said Diesel Sales and Service Company, its successors 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, except for Taxes for 1978, a lien, but not yet due and payable, and restrictive covenants contained in an instrument of record in Book 3368, page 23, and Book 4026, page 207, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves and our successors, to warrant and forever defend the title to said real estate to said Diesel Sales and Service Company its successors and assigns, against the lawful claims of of all persons.

Thomas W. Balls, Tennie K. McGhee, Doris Blackwelder, and Third National Bank in Nashville, Nashville, Tennessee, convey, covenant and warrant in their fiduciary capacity only and not as individuals.

Witness our hands this 11 day of April, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

EXECUTORS AND TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF HERMAN OTIS BALLS, DECEASED

THOMAS W. BALLS

TENNIE K. McGHEE

DORIS BLACKWELDER

THIRD NATIONAL BANK IN NASHVILLE, NASHVILLE, TENNESSEE

By:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said County and State, THOMAS W. BALLS, the within named 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 21st day of March, 1978.

NOTARY PUBLIC

My Commission Expires:

11/24/78

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said County and State, TENNIE K. McGHEE, the within named 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 Nashville, Tennessee, this 21st day of March, 1978.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires Oct. 10, 1981

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said County and State, DORIS BLACKWELDER, the within named 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 Nashville, Tennessee, this 21st day of March, 1978.

NOTARY PUBLIC

My Commission Expires:

11/24/78

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for said County and State, personally appeared Alden W. Smith, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of THIRD NATIONAL BANK IN NASHVILLE, NASHVILLE, TENNESSEE, the within named bargainor, a Corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as Trust Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1978.

Sue Ellen Burnett
NOTARY PUBLIC

SUE ELLEN BURNETT NOTARY PUBLIC DAVIDSON CO.

My Commission Expires:
My Commission Expires Oct. 18, 1981

| | | | |
|---|---|---|---|
| CO | 155 5560 | MO | |
| WD | 8 00 | MS | |
| TD | | ST | 404.56 |
| CC | | ST | |
| MR | | PF | 50 |
| HCC | | TOTAL | 413.06 |

E 5997

IDENTIF. REFERENCE

APR 14 3 19 PM '78

FELIX Z. HELLSON JR. REGISTER
DAVIDSON COUNTY, TENN.