WARRANTY DEED

BOOK 5281 PAGE 331

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PATRICK M. THOMPSON (NAME)	SAME (NAME)	Map 104-4
1200 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	- (STREET ADDRESS)	Par. 226
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	22W-16500

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantee herein to assume the balance due and owing on a note payable to First American National Bank of Nashville, which note is secured by a deed of trust of record in Book 4897, page 367, Register's Office for Davidson County, Tennessee.

McCOY-SMITH EDGEHILL JOINT VENTURE, Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said PATRICK M. THOMPSON,

Grantee,

his

certain real estate in / *County, Tennessee, as follows:* *(successors), heirs and assigns,*

Davidson

LAND in Davidson County, Tennessee, being part of Lot No. 24 of the large lots in the O.B. Hayes Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 87, of the Register's Office for Davidson County, Tennessee.

SAID part of said lot is described as follows: Beginning at the southeast corner of Belmont Avenue, as widened, now known as 16th Avenue South, and Jackson Street, now known as Edgehill Avenue; running thence southwardly with the east margin of 16th Avenue South 55 feet to the northeast corner of that part of said Lot 24 conveyed by Lillian L. Parson to Nannie Seawell by deed of record in Book No. 147, page 315; thence eastwardly with her line 150 feet, more or less, to an alley; thence northwardly with said alley 55 feet to Edgehill Avenue; thence westwardly with the south margin of Edgehill Avenue, 150 feet, more or less, to the beginning.

BEING the same property conveyed to McCoy-Smith Edgehill Joint Venture by deed from Monument Record Corporation of record in Book 4897, page 168, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 66,539.74

Subscribed and sworn to before me, this the 3rd day of May 19 78

Affiant Patrick M. Thompson

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1200 16th Avenue, South (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said PATRICK M. THOMPSON, his *(successors), heirs 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, our successors, *heirs and representatives, to warrant and forever defend the title to said real estate to said* PATRICK M. THOMPSON, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* May, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHARLES R. McCOY, Partner

DON R. SMITH, Partner

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STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

the within named 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.....Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Before me, Fred E. Cowden, Jr., a Notary Public of the State and County aforesaid, personally appeared CHARLES R. McCOY and DON R. SMITH, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be partners of the McCoy-Smith Edgehill Joint Venture, the within named bargainor, a corporation, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themself as partners.

Witness my hand and seal, at office in Nashville, Tennessee this 3rd day of May, 19 78.

Fred E. Cowden, Jr.
Notary Public

Commission expires 8-3-80.

FRED E. COWDEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Fred E. Cowden, Jr.
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

Mail

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IDENTIF. REFERENCE

MAY 4 11 18 AM '78

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

MAY-4 78	CONV	66,539.74			
MAY-4 78	S'TAX		B*	172.90	
MAY-4 78	PR'FEE		B*	.50	
MAY-4 78	W'DEED		B*	4.00	* 177.40

WARRANTY DEED

FROM

MC-COY-SMITH EDGEHILL JOINT VENTURE

TO

PATRICK M. THOMPSON

TITLE INSURED BY POLICY NUMBER:

43-013-23908F

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

Tennessee Agent of

U.S. LIFE TITLE INSURANCE
Company of New York