This instrument was prepared by
BASS, BERRY & SIMS EWB
First American Center
Nashville, Tennessee 37238

WARRANTY DEED BOOK 5281 PAGE 547

Address New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Numbers
First American National Bank of Nashville	Same	82-12-Par 343
(Name)	(Name)	
First American Center		82-12-Par 344.1
(Address)		
Nashville, Tennessee 37237		
(City) (State) (Zone)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS cash in hand paid by First American National Bank of Nashville, a national banking association, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, Timothy J. Villager and wife, Nyla J. Villager, have bargained and sold, and by these presents do transfer and convey unto the said First American National Bank of Nashville, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Lots Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for said County, and described according to a survey made by H. B. Fowlkes, Surveyor, May 1945, as follows:

BEGINNING at a stake at the northeast corner of McFerrin Avenue and Woodland Street; thence in a northwesterly direction along the easterly margin of McFerrin Avenue 79 feet to a stake; thence in an easterly direction 98.5 feet to a stake; in the westerly line of the property conveyed to Charles M. Stevens and wife, in Book 1324, page 28, Register's Office for said County; thence along said Stevens line in a southerly direction 79.5 feet to a point in the northerly margin of Woodland Street; thence in a westerly direction along the northerly margin of Woodland Street 81.5 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lots Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Woodland Street at the southeast corner of the property conveyed to Mrs. Carl Eva Gardner Holt by deed from D. E. Mallernee, Jr., and wife, of record in Book 1341, page 147, Register's Office, being 81.5 feet, more or less, east of the westerly margin of McFerrin Avenue; thence with said Holt's easterly line northwardly 79.5 feet to her northeast corner, continuing in the same direction 14.63 feet, in all, 94.13 feet to the southwest corner of the property conveyed to William Dancer and wife, by Deed from D. E. Mallernee, Jr., and wife, of record in Book 1316, page 456, said Register's Office, thence with said Dancer's southerly line eastwardly 41.75 feet to the line between Lots 11 and 12; thence with said line southwardly 97 feet to the northerly margin of Woodland Street; thence with said street westwardly 50 feet, more or less, to the beginning.

The above described property was conveyed to Robert R. Hoover and Timothy J. Villiger, by deed from Karl H. Sollmann and wife, Nancy G. Sollmann, of record in Book 4534, page 569, said Register's Office.

Included in the above description, but excluded therefrom, is the property conveyed to Rufus M. Webb and wife, of record in Book 4772, page 605, Register's Office for Davidson County, as follows:

BEGINNING at an iron pin in the line between Lots 11 and 12 on said Plan, said point being N 41° 00' W 82.55' from Woodland Street; thence along the line between said Lots N 41° 00' W 15.45' to a point; thence S 61° 00' W 41.75' to a point; thence S 38° E 14.63' to a point; thence N 57° 23' E 45.2' to the point of beginning.

TRACT 3:

BEING a part of Lot No. 11 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee, described according to a survey dated October 9, 1972, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the northerly margin of Woodland Street, the common corner of Lots 11 and 12 on said plan; thence with the line between said lots N 41° 00' W 82.55' to an iron pin; thence N 57° 23' E. 15.1' to an iron pin; thence S 29° 07' E 80.5' to the point of beginning.

There is also conveyed herein an easement, being 32 feet wide for ingress and egress, extending from the northerly line of the above described parcel to city alley No. 258 as shown on said plan, a distance of 84 feet, more or less, as measured along the easterly line of the said Webb property.

The above described Tract No. 3 and easement were conveyed to Robert R. Hoover and Timothy J. Villiger, by deed from Rufus M. Webb and wife, Dee A. Webb, of record in Book 4772, page 602, Register's Office for Davidson County, Tennessee.

The interest of Robert R. Hoover in all of said property was conveyed to Timothy J. Villager (being the same person as Timothy J. Villiger) by deed of record in Book 5281, page 544, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for deeds of trust of record in Book 4720, page 757, and Book 4696, page 686, said Register's Office.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said

land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of May, 1978.

Timothy J. Villager

Nyla J. Villager

E63572

MAY 4 3 08 PM '78
REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

MAY-4-78	CONV	87,418.3		
MAY-4-78	S'TAX		B* 227.24	
MAY-4-78	PR'FEE		B* .50	
MAY-4-78	W'DEED		B* 6.00	* 233.74

The Actual consideration or value, whichever is greater, for this transfer is $ 87,418.36.

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1978.

Virginia K. Murphree
Notary Public

My Commission Expires:
9/26/78

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, TIMOTHY J. VILLAGER and wife, Nyla J. Villager, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within-named bargainors, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1978.

Virginia K. Murphree
Notary Public

My Commission Expires:
9/26/78