"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR. ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

BOOK 5324 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL I. KARR, Trustee	SAME	104-6
(NAME) 6213 Charlotte Avenue	(NAME)	169, 170 & 171
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 DOLLARS ($10.00)

~~DOLLARS~~

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

AUG 11 78	CONV	90,000.00	213.000-00	
AUG 11 78	CONV	90,000.00		
AUG 11 78	CONV	33,000.00		
AUG 11 78	S'TAX		B* 553.80	
AUG 11 78	PR'FEE		B* .50	
AUG 11 78	W'DEED		B* 6.00	* 560.30

Clover Bottom Estates, Inc. ("Grantor") has does ~~NOX~~ *have bargained and sold, and by these presents do transfer and convey unto* the said Marshall I. Karr, Trustee, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary ("Grantee"), his successors in trust ~~NOXS~~ *and assigns, a certain tract or parcel of* Land described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 7, 8, 9, 10 and 11 on the Plan of the Bransford Realty Company's West End Place, as of record in Book 332, Page 15, Register's Office for said County, being more particularly described according to a survey by W. B. Granstaff, dated August 7, 1978, as follows:

BEGINNING AT A IRON PIN IN THE INTERSECTION OF THE SOUTHEAST MARGIN OF WEST END AVENUE AND THE SOUTHWEST MARGIN OF THIRTY THIRD AVENUE SOUTH, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, WITH SAID THIRTY THIRD AVENUE SOUTH, S 31° 19' 49'' E, 150.00 FEET TO AN IRON PIN IN THE NORTHWEST MARGIN OF A 15 FOOT ALLEY;

THENCE, LEAVING SAID AVENUE WITH SAID ALLEY, S 43° 43' 35'' W, 207.00 FEET TO AN IRON PIN IN THE WEST INTERSECTION OF SAID 15 FOOT ALLEY AND A 10 FOOT ALLEY RUNNING SOUTHEAST, SAID POINT ALSO LYING IN THE NORTHEAST PROPERTY LINE OF LOT NO. 1 OF WEST END HEIGHTS;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 213,000.00

Subscribed and sworn to before me, this the 10th day of August 19 78

Marshall I. Karr, Trustee

Affiant

My commission expires: 4/18/82 (Affix Seal)

Sue J. Humphrey

Notary Public

THENCE, LEAVING SAID ALLEYS WITH SAID LOT NO. 1, N 42° 18' 53'' W, 145.27 FEET TO AN IRON PIN IN THE SOUTHEAST MARGIN OF WEST END AVENUE;

THENCE, WITH SAID AVENUE, N 43° 43' 35'' E, 235.65 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.74 ACRES (32,075 SQ. FT.) MORE OR LESS.

BEING the same property conveyed to Clover Bottom Estates, Inc. by deed from J. V. Blevins, James William Blevins and Patty H. Blevins of record in Book 4401, Page 575, by deed from Earl E. Coats and wife, Carrie Josephine Coats of record in Book 4573, Page 399 and by deed from Mrs. John (Virginia) Birmingham, of record in Book 4612, Page 372.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1) 1978 state and county real property taxes, which have been prorated between the parties;

2) Rights of tenants in possession and unrecorded leases.

unimproved, (X) This is improved, (X) property, known as 3301, 3303, 3305 & 3307 West End Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~is~~ *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple;* has ~~have~~ *a good right to convey it, and the same is unencumbered.*, except as above stated.

And Grantor does ~~is~~ *further covenant* and binds itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, his successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness this *hand* *this* 10th *day of* August, *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.*

CLOVER BOTTOM ESTATES, INC.

BY: T W Comer Pres.
T. W. COMER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

....., the 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.....
COUNTY OF.....

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

....., the 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ann F. Humphrey *, a Notary Public of the State and County aforesaid, personally appeared* T. W. COMER *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Clover Bottom Estates, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 10th *day of* August, *19* 78.

Ann F. Humphrey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

Commission Expires 4/18/82.

E 82387

AUG 11 3 15 PM '78
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE