This instrument was prepared by
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
17th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of September, 1978.

My commission expires 2/25/82 Notary Public

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Alabama

FORM NO. WD-1

STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ Tuscaloosa }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Brenda M. McCoy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 19 78.

Notary Public State at Large

MY COMMISSION EXPIRES: 1-2-1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry M. Warner (NAME)	SAME (NAME)	92-12-421
1107 18th Ave. S (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Field Bk. #9W5520
NASHVILLE, TN 37212 (CITY) (STATE) (P. O. ZIP)	(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, Mrs. Brenda M. McCoy and her husband, Robert McCoy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry M. Warner

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:

Being lot No. 84 on the Map of the John Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County.

Said lot No. 84 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Mrs. Brenda M. McCoy by deed from Eliza Maude Magruder, of record in Book 4733, page 958, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions of record and 1978 taxes which have been prorated and assumed by grantee. Property is also subject to a paragraph in the sales contract reading as follows: "Buyer is informed that the property is the subject of a letter dated August 21, 1978, from The Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Codes Administration, to Mrs. Brenda M. McCoy,...property is to be sold "as is" and subject to said letter and buyer assumes all responsibility and risk of government action under said letter following closing." (A copy of said letter is attached to this Deed and by reference made a part hereof).

This is unimproved ( ) improved (x) property, known as 1706 Hayes Street (House Number) (Street) Nashville, Tennessee (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 our hands this 18th day of September, 19 78

Mrs Brenda M McCoy
Mrs. Brenda M. McCoy

Robert McCoy
Robert McCoy

STATE OF ~~TENNESSEE~~ ALABAMA
~~XXXXXXX~~ County Tuscaloosa

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Personally appeared before me, Jimmie Sullivan, a Notary Public in and for said County and State, the within named Brenda M. McCoy and Robert McCoy

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tuscaloosa, ~~Tennessee~~ Al, this 29 day of Sept 19 78

Commission expires Notary Public State at Large My Commission Expires Feb. 4, 1982

Jimmie Sullivan
Notary Public

STATE OF ~~TENNESSEE~~
~~XXXXXXX~~ 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

TO

E. 91868

IDENTIF. REFERENCE

OCT 2 3 33 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-27	CONV	22,000.00				
OCT-27	S'TAX		B*	57.20		
OCT-27	PR'FEE		B*	.50		
OCT-27	W'DEED		B*	6.00	*	63.70

RICHARD FULTON, MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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BUILDING
ELECTRICAL
HOUSING
PLUMBING
ZONING

DIVISION OF
WEIGHTS & MEASURES

DEPARTMENT OF CODES ADMINISTRATION
ROOM 101 METROPOLITAN OFFICE BUILDING
802 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37201
259-6380

August 21, 1978

Re: 1706 Hayes Street
Nashville, Tennessee
Map No. 92-12
Parcel No. 421
B5-4:B3-1

Mrs. Brenda M. McCoy
39 Monte Vista
Tuscaloosa, Alabama 35401

Dear Mrs. McCoy:

Information available to this office indicates you to be the owner(s) of the above-referenced property.

Upon a recent inspection of the property in question, it was found that the building located thereon had been extensively damaged by fire, that it was standing open and vacant, and that it constitutes a further fire hazard, and is dangerous to the health and safety of occupants of surrounding properties.

In accordance with the provisions of Chapter 11, Section 11-1-68, of the Metropolitan Code, this building is hereby declared to be unsafe and you are notified to either repair the structure so as to comply with all applicable Codes prior to October 6, 1978, or to demolish the structure and clear the lot of all debris prior to that date.

Should you decide to demolish the structure, you are further notified that if the property is connected to a sanitary sewer, the building sewer must be plugged at the time of demolition in such a manner as to prohibit infiltration of ground water into the sewerage system.

If you disagree with this ruling or care to discuss the matter further, you may contact this office by telephone or call by the office at Room 101, 802 Second Avenue, South.

The Building Code provides you the right to appeal this decision to the Metropolitan Board of Building Appeals. If you elect to appeal this decision, you should do so within thirty (30) days from the date of your receipt of this letter.

A Permit for the repairing or demolition of the structure must be first obtained from the Office of the Department of Codes Administration.

Very truly yours,

William B. Burrum
Acting Superintendent of Inspections

WBB:mof
cc: Mr. Steve Soward

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.