file box 37

"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Burress (NAME:)	Same (NAME:)	92-4 p 310
809 16th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FB-3W8410 BOOK 5375 PAGE 471
Nashville, TN (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*

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

DEC 14 78 CONV 45,000.00
DEC 14 78 S'TAX B* 117.00
DEC 14 78 PR'FEE B* .50
DEC 14 78 W'DEED B* 6.00 * 123.50

Herbert-Wilk Realty Company, a partnership composed of R. D. Herbert III and Frank Wilk, Jr. (the "Grantor") has ~~have~~ does *bargained and sold, and by these presents do transfer and convey unto the said* Johnny Burress (the "Grantee"), his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being part of Lot 143 in Judge John McNairy's Mansion House Tract, a plan of which is of record on the front fly leaf of Book No. 9, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 16th Ave., N., formerly Park Street, 276 feet northerly from the northeast corner of 6 feet ground described in agreement between S. V. Morrison, et al. and the N. C. & St. L. Railway, recorded in Book 212, page 293, R.O.D.C., Tennessee; thence with the westerly margin of said Avenue, northerly 149 feet to the Tennessee Central Railroad Company's S. E. corner; thence westerly with said Company's southerly line 203 feet 7 inches, more or less, to the easterly line of the Dahlgren Lot; thence with said line southerly, parallel with said Avenue, 149 feet; thence easterly 203 feet 7 inches, more or less to the beginning.

INCLUDED BUT EXCLUDED the following parcels of land conveyed by Tennessee Burley Tobacco Co. to the Nashville Terminal Company, of record in Book 472, page 521, R.O.D.C., Tennessee. Beginning at a point in the west line of 16th Ave., N. said point being 10.8 feet southerly from the northern corner of the property of the Tennessee Burley Tobacco Company, which corner is also the southeast corner of Nashville Terminal Company property; thence westerly parallel to and 7 feet distant from the center line of a spur track 161 feet; thence southerly at right angles 14 feet; thence easterly parallel to said center line 161 feet to the west line of 16th Ave., N.; thence northerly along said street line 14 feet to the point of beginning.

Being the same property conveyed to Herbert-Wilk Realty Company by deed from GAF Corporation of record in Book 4693, page 591, said Register's Office.

DEC 14 2 21 PM '78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 14 day of December, 1978

Affiant

My commission expires: 7-18-82 (Affix Seal)

Notary Public

ROBERT P. THOMAS NOTARY PUBLIC STATE OF TENNESSEE

:00000

F.05306

BOOK 5375 PAGE 472

IDENTIF. REFERENCE

DEC 14 3 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 809 16th Ave. North (House Number) (Street) P. O. Address: Nashville, Tn. (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 *heirs and assigns, forever.*

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

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

Witness these hands *this* 12th *day of* December, *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.*

HERBERT-WILK REALTY COMPANY,
A PARTNERSHIP

BY: _____
R. D. HERBERT III

BY: _____
FRANK WILK, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue F. Humphrey, a Notary Public in and for said County and State, the within named R.D. Herbert III

the 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 12th day of December, 1978.

Sue F. Humphrey
Notary Public.

Commission Expires 4/18/82

SUE F. HUMPHREY NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Myra K. Medlock, a Notary Public in and for said County and State, the within named Frank Wilkes, Jr.

the 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, Tn. this 12th day of December, 1978.

Myra K. Medlock
Notary Public.

Commission Expires 10/17/82

MYRA K. MEDLOCK NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....