Joseph S. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5476 PAGE 862

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. O. Maddux	MADDUX + CO	105-7-463, 464,
(NAME)	(NAME) P.O. Box 120727	465, & 466
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by J. O. Maddux and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Walter G. Knestrick and wife, Ann Knestrick

have this day bargained and sold, and do hereby transfer and convey unto the said J. O. Maddux

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Three Tracts of land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by S. R. Sanford, Jr., Surveyor, September 6, 1944, as follows:

TRACT I:
Beginning at a point at the northeast corner of Gray, formerly College Street and Nolensville Pike or 4th Avenue, South; thence with the easterly margin of Nolensville Pike or 4th Avenue, South, northwardly 96 feet to a point; thence eastwardly 120 feet to the westerly margin of a 10 foot alley; thence with same, southwardly 96 feet to the northerly margin of Gray, formerly College Street; thence with same westwardly 120 feet to the beginning.

TRACT II:
Beginning on the northerly margin of Gray, formerly College Street, at the southeast corner of the property conveyed to W. R. Douglas and wife, by deed from Harry Diamond and wife, of record in Book 1302, page 238, Register's Office for said County, said point being 180 feet east of the easterly margin of Fourth Avenue South; thence with said Douglas' easterly line, northwardly 96 feet; thence eastwardly 52.5 feet to a stake on the westerly margin of the right-of-way of the N. C. & St. L. R. R.; thence with said right of way southwardly 101.5 feet to a stake in the northerly margin of Gray Street; thence with said Street; westwardly 86 feet to the beginning.

Being the same property conveyed to Walter G. Knestrick by deed from Robert E. Bainbridge, Conservator for William R. Hagan, of record in Book 5042, page 791, said Register's Office.

TRACT III:
Beginning at a point on the northerly margin of Grey (Gray), formerly College Street, at a point 130 feet east of the northeast corner of Grey Street, and the Nolensville Pike or 4th Avenue, South, said point also being the easterly margin of a 10 foot alley; thence with the northerly margin of Grey Street, eastwardly 50 feet to a stake; thence northwardly 96 feet to a stake; thence westwardly 50 feet to a stake, on the easterly margin of a 10 foot alley; thence with the easterly margin of said alley, southwardly 96 feet to the beginning.

15[illegible] 02/02 89 08:48 CHECK

Being the same property conveyed to Walter G. Knestrick by deed from Robert E. Bainbridge, Conservator for William R. Hagan; Dorothy S. Hagan, John Wesley Hagan, Mary W. Hagan and Eva Hagan, of record in Book 5042, page 793, re-recorded in Book 5295, page 402, Register's Office for Davidson County, Tennessee.

Together with a one-half (1/2) interest in a parcel of land fronting 10 feet on the north side of College or Grey Street and extends back northwardly 96 feet and being the parcel of land between the two tracts of land conveyed to William R. Hagan, by deed of record in Book 2294, page 209, to which reference is made for a more complete and detailed description and to Flora M. Hagan, by deed of record in Book 2270, page 631, to which reference is made for a more complete and detailed description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 29,200.00

Subscribed and sworn to before me, this the 2nd day of August, 19 79

Affiant

My commission expires: 1-18-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1310 4th Avenue South and 300 Gray Street, Nashville, TN 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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, except for 1979 taxes which are prorated and assumed by the purchasers and metro condemnation letters of record in Book 4512, page 582, said Register's Office and Book 5444, page 550, said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd *day of* August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter G. Knestrick

Ann Knestrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bernard Paul Vallone, a Notary Public in and for said County and State, the within named Walter G. Knestrick and wife, Ann Knestrick

the bargainors, 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 Nashville, Tennessee, this 2nd day of August, 1979.

Bernard Paul Vallone, Notary Public.

Commission Expires April 17, 1983

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, ..., 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.....

IDENTIF. REFERENCE

AUG 3 3 29 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F. 4 4 1 5 5

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

29200.00- CO
75.92 CO TX
.50 PRFEE
9.00 WDEED
CHECK 85.42-
1556A08/03/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 44155
ID R+S
Aug 3 3:28 PM '79
Robert Wilson
Davidson Co TN

No. 702141