THIS INSTRUMENT WAS PREPARED BY
DANIEL R. LOFTUS, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37233

BOOK 5477 PAGE 637

TRACT A:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
I. W. GERNERT, JR.	SAME	118-13
930 Caldwell Lane		Par 227 Js
Nashville, Tennessee 37204		

TRACT B:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
MARY IRWIN GERNERT	Mrs. Frieda Gernert O'Berry	118-13
936 Caldwell Lane	Co-Conservator, Estate of Mary Irwin Gernert	Par 230 Js
Nashville, Tennessee 37204	938 Caldwell Lane Nashville, Tennessee 37204	

DEED OF EXCHANGE

This Deed and conveyance made and entered into this 6th day of August, 1979, by and between I. W. Gernert, Jr., individually, and I. W. Gernert, Jr. and Mrs. Frieda Gernert O'Berry, Co-Conservators of the Estate of Mary Irwin Gernert,

W I T N E S S E T H:

WHEREAS, the parties are owners of certain interests in Tracts of real estate located in Davidson County, Tennessee; and

WHEREAS, by Order of the Chancery Court of Davidson County, Tennessee, dated the day of , 1979, the parties are required to make certain transfers of said interests in the subject properties; and

WHEREAS, it is the purpose of this Deed of Exchange to fully divest Mary Irwin Gernert of any and all interest she may have in Tract A and vest the same in I. W. Gernert, Jr. and wife, Helen C. Gernert; and

WHEREAS, it is also the purpose of this Deed of Exchange to fully divest I. W. Gernert, Jr. of any and all interest he may have in Tract B and vest a two-thirds (2/3) undivided interest in said Tract in Mary Irwin Gernert, as tenant in common, and a one-third (1/3) undivided interest in said Tract in Frieda Gernert O'Berry, as tenant in common;

NOW, THEREFORE, the parties hereto execute this Deed of Exchange for the purpose of exchanging such interests between them pursuant to said Court Order as follows:

1. I. W. Gernert, Jr. and Mrs. Frieda Gernert O'Berry, as Co-Conservators of the Estate of Mary Irwin Gernert, in consideration of the conveyance to them of the premises hereinafter conveyed in Paragraph 2, have exchanged, and by these presents do transfer and convey unto I. W. Gernert, Jr. and wife, Helen C. Gernert, their heirs and assigns, a one-third (1/3) undivided interest in:

TRACT A:
Being part of lot 31 on the Plan of the N.A. McNairy Country property, as of record in Minute Book E, Page 564, Plan Book No. 1, Page 29, Chancery Court of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Caldwell Avenue at Caldwell's northwest corner; thence with the southerly margin of said lane, or avenue, westerly 110 feet; thence southerly parallel with Caldwell's west line 420 feet; thence easterly 110 feet to Caldwell's southeast corner; thence with his west line northerly 420 feet to the beginning, containing two acres, more or less, and being the same land conveyed by Annie G. Hord, B.L. Hord, individually to G.W. Luetzeler by deed of record in Book 496, Page 456, R.O.D.C., Tennessee.

The said G.W. Luetzeler died in Davidson County, Tennessee, January 17, 1926, leaving surviving him as his only heirs at law, his widow, Mrs. Clara H. Luetzeler, and two daughters, Miss Dorathea E. Luetzeler and Mrs. Martha O'Callaghan, both of legal age. Being the same land conveyed to Mrs. Clara H. Luetzeler from Dorethea E. Leutzeler, Mrs. Martha O'Callaghan and husband, D.E. O'Callaghan by deed of record in Book_____, Page 738, Register's Office of Davidson County, Tennessee. Being the same land conveyed to I.W. Gernert, Sr. by Will of Clara Heiss Luetzeler, probated January 10, 1964, as recorded in Will Book 80, Page 192, Probate Clerk's Office, Davidson County, Tennessee. I. W. Gernert, Sr. having since died, being survived by wife, Mary Alice Comingore Gernert (now deceased), and three children, Mary Irwin Gernert, Frieda Gernert O'Berry, and I.W. Gernert, Jr.; Mary Irwin Gernert and Frieda Gernert O'Berry transferring their interest in said property to I.W. Gernert, Jr. and wife, Helen C. Gernert, by deed of record in Book 4837, Page 946, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 930 Caldwell Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said one-third (1/3) undivided interest in said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said I. W. Gernert, Jr. and wife, Helen C. Gernert, their heirs and assigns forever.

I. W. Gernert, Jr. and Mrs. Frieda Gernert O'Berry, Co-Conservators of the Estate of Mary Irwin Gernert, do covenant with the said I.W. Gernert, Jr. and wife, Helen C. Gernert, that they are lawfully seized and possessed of said one-third (1/3) interest in said land as Co-Conservators of the Estate of Mary Irwin Gernert and have a good right to convey same.

And, I.W. Gernert, Jr. and Mrs. Frieda Gernert O'Berry do further covenant and bind themselves and their successors, to warrant and forever defend the title to said land to the said I.W. Gernert, Jr. and wife, Helen C. Gernert, their heirs and assigns against the lawful claims of all persons whomsoever. I.W. Gernert, Jr. and Mrs. Frieda Gernert O'Berry warrant, convey and covenant only in their fiduciary capacity as Co-Conservators of the Estate of Mary Irwin Gernert and no further.

2. I. W. Gernert, Jr., in consideration of the conveyance to him of the interest aforesaid, has exchanged and by these presents does hereby transfer and convey unto Mary Irwin Gernert, her heirs and assigns, the following described premises, to-wit:

A two-thirds (2/3) undivided interest in the following described parcel of land:
TRACT B:
Land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Country property of N.A. McNairy, deceased, as of record in Minute Book "E", pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, described according to a Plat thereof made July 28th, 1928 by W.B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence with the southerly margin of said Avenue, or Lane, North 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning, containing 976/1000 acres, and being the same property conveyed to Daisy Tucker Foster by deed from Joseph T. Bayer and wife, Lucile B. Bayer, as of record in Book 853, page 376, R.O.D.C. Tennessee, and being the same land conveyed from Daisy Tucker et al to I.W. Gernert, Sr. as of record in Book 982, page 400, and being the same land inherited by Frieda Gernert O'Berry, I.W. Gernert, Mary Gernert and Mary Alice Comingore Gernert (now deceased) from the estate of I.W. Gernert as recorded in Book_____, page_____, of the office of County Court Clerk of Davidson County, Tennessee.

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Being the same property conveyed to I.W. Gernert, Jr. by Frieda Gernert O'Berry, Mary Irwin Gernert, and Mary Alice Comingore Gernert (now deceased), by deed of record in Book 4678, Page 345, Register's Office for Davidson County, Tennessee.

TRACT A:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater for this transfer is $38,790.00

Subscribed and sworn to before me, this 6th day of December, 1979

Affiant

My Commission expires: 10/10/81

NOTARY PUBLIC

This property is improved property known as 936 Caldwell Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said two-thirds (2/3) undivided interest in said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to Mary Irwin Gernert, her heirs and assigns forever.

And, I. W. Gernert, Jr. does covenant with the said Mary Irwin Gernert that he is lawfully seized and possessed of said interest in said land in fee simple, has a good right to convey it, and the same is unencumbered.

And, I. W. Gernert, Jr. does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said interest in said land to the said Mary Irwin Gernert, her heirs and assigns, against the lawful claims of all persons whomsoever.

3. I. W. Gernert, Jr., in consideration of the sum of Ten ($10.00) Dollars and other good and sufficient consideration, has exchanged and by these presents does hereby transfer and convey unto Mrs. Frieda Gernert O'Berry, her heirs and assigns, the following described premises, to-wit:

A one-third (1/3) undivided interest in the following described parcel of land:

TRACT B:

Land in the 7th. formerly the 10th. Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Country property of N.A. McNairy, deceased, as of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, described according to a Plat thereof made July 28th, 1928 by W.B. Southgate, Surveyor, as follows:

Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence with the southerly margin of said Avenue, or Lane, North 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning, containing 976/1000 acres, and being the same property conveyed to Daisy Tucker Foster by deed from Joseph T. Bayer and wife, Lucile B. Bayer, as of record in Book 853, page 376, R.O.D.C. Tennessee, and being the same land conveyed from Daisy Tucker Foster et al to I.W. Gernet, Sr. as of record in Book 982, page 400, and being the same land inherited by Freda Gernert O'Berry, I.W. Gernert, Mary Gernert and Mary Alice Comingore Gernert (now deceased) from the estate of I. W. Gernert as recorded in Book_____, page_____, of the office of the County Court Clerk of Davidson County, Tennessee.

Being the same property conveyed to I.W. Gernert, Jr. by Frieda Gernert O'Berry, Mary Irwin Gernert, and Mary Alice Comingore Gernert (now deceased), by deed of record in Book 4678, Page 345, Register's Office for Davidson County, Tennessee.

TRACT B:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this for this transfer is $35,500.00.

Subscribed and sworn to before me, this 6th day of December, 1979.

Affiant

My Commission Expires: 10/10/81

NOTARY PUBLIC

This is improved property known as 936 Caldwell Lane, Nashville, Tennessee 37204.

IN WITNESS WHEREOF, the parties have executed this instrument on the day and date first above written.

MARY IRWIN GERNERT

By: I. W. Gernert, Jr.
I. W. GERNERT, JR.

By: Mrs. Frieda Gernert O'Berry
MRS. FRIEDA GERNERT O'BERRY
CO-CONSERVATORS, ESTATE OF
MARY IRWIN GERNERT

I. W. Gernert, Jr.
I. W. GERNERT, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named I. W. GERNERT, JR. and MRS. FRIEDA GERNERT O'BERRY, Co-Conservators of the Estate of Mary Irwin Gernert, the bargainors, with whom I am personally acquainted and who acknowledged they they have, as Co-Conservators of the Estate of Mary Irwin Gernert, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of August, 1979.

Dee Ellen Russell
NOTARY PUBLIC

My Commission Expires:
10/18/81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named I. W. GERNERT, 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, Tennessee, this 6th day of August, 1979.

Dee Ellen Russell
NOTARY PUBLIC

My Commission Expires:
10/18/81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
AUG 6 2 49 PM '79
IDENTIF. REFERENCE
F. 4.4.4.4.3

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

RECEIVED OF _____

FOR _____

BOOK 5477 PAGE 641

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

74250.00- CO
193.18 CO TX
.50 PRFEE
12.00 WDEED
CHECK 205.68-
1947A08/06/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4.4.4.4.3

IDENTIF. REFERENCE

AUG 6 2 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702521