BOOK 5578 PAGE 657

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horton W. Horton, Trustee	Same	93-24
(NAME:) P.O. Box 2861	(NAME:) P.O. Box 2861	#19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37202 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN. 37219 (CITY) (ZONE) (STATE)	5W-1010

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

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

176 DEVELOPMENT COMPANY, A General Partnership composed of William L. Berkley and James D. Woolems

have bargained and sold, and by these presents do transfer and convey unto the said HORTON W. HORTON, TRUSTEE, with full power to sell, transfer or convey without the joinder of any beneficiary 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, known as City No. 176 Second Avenue, North, Nashville, being part of Lot No. 12 on the plan of the original Town of Nashville, not of record, described according to a survey of Z. J. Wilkinson, Surveyor, dated February 4, 1951, as follows:

Beginning on the easterly margin of Second Avenue, North, formerly Market Street, at the southwest corner of the property conveyed to Nashville Trust Company, Trustee, for Mrs. Anna Cole Weaver, by deed from Jos. M. Warren, Jr., of record in Book 619, page 316, Register's Office for Davidson County, Tennessee, being 116.8 feet south to the southerly line of said Weaver Property, eastwardly 208 feet to the westerly margin of First Avenue, North, formerly Front Street; thence with said Avenue, southwardly 33 feet to the center of a party wall, the northeast corner of the property conveyed to Charles Nelson by deed from G. H. Wessell and wife, of record in Book 132, page 175, Register's Office for Davidson County, Tennessee; thence with the center of said wall, Nelson's northerly line westwardly 208 feet to the easterly margin of Second Avenue, North; thence with said Avenue, northwardly 33 feet to the beginning.

Being the same property conveyed to 176 Development Company, a general partnership composed of William L. Berkley, Tony Bordonaro, James E. Crimer, and James D. Woolems, by deed from Phillips & Buttorff Corporation, of record in Book 5092, page 655, Register's Office of Davidson County, Tennessee, the said James E. Crimer having Quitclaimed his interest by instrument of record in Book 5260,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 250,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of March, 80.

Notary Public

My commission expires: 2/23/81

(Affix Seal)

page 323, said Register's Office, and the said Tony Bordonaro having quitclaimed his interest in Book 5549, page 915, said Register's Office.

unimproved ( )
This is improved (X) property, known as 176 Second Avenue, North, Nashville, Tennessee
(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 HORTON W. HORTON, TRUSTEE *his heirs and assigns, forever.*

And we *do covenant with the said* HORTON W. HORTON, TRUSTEE *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,* except for 1980 taxes; easement for party walls of record in Book 1944, page 248; Agreement of record in Book 1944, page 248

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* HORTON W. HORTON, TRUSTEE *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 14th *day of* March, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

176 DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP

BY: William L. Berkley

James D. Woolems

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named William L. Berkley and James D. Woolems

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 Nashville, Tennessee, this 14th day of March, 19 80.

Gail Pigg, Notary Public.

Commission Expires 2/23/81

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

7969

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WARRANTY DEED

FROM

176 Development Company

TO

Horton W. Horton, Trustee

F 80647

RUSH

IDENTIF. REFERENCE

MAR 14 1 08 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 662.50-	
7969A03/14/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.80647

IDENTIF. REFERENCE

MAR 14 1 08 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 747086