BOOK 5586 PAGE 804

# WARRANTY DEED

FROM: Third National Bank in Nashville

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: Kenneth G. Dallas

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Kenneth G. Dallas | Same | 72-5-30 |
| 1027 Dozier Place | | Field Book Number |
| Nashville TN 37216 | | 12DA51210 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Thirty-Nine Thousand Five Hundred Dollars ($39,500.00).

Kenneth G. Dallas
Affiant

SUBSCRIBED AND SWORN TO before me, this the 3rd day of April, 1980.

Linda K. Hardy
Notary Public

My Commission Expires: 4-18-81

FOR AND IN CONSIDERATION OF the sum of Thirty-Nine Thousand Five Hundred Dollars ($39,500.00), Third National Bank in Nashville, Grantor has bargained and sold, and by these presents does transfer and convey unto the said Kenneth G. Dallas, Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Ward of the City of Nashville formerly the 12th, Civil District of Davidson County, Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, page 134, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L. Thompson and wife, by deed from George F. Roth and wife, as of record in Book 1881, page 95, said Register's Office; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue; southerly 138.7 feet to a monument at the beginning of a curve; thence

along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning.

Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by deed of record in Book 4098, page 589, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W. L. Thompson northerly 11.08 feet to a point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less, and being a part of the same land conveyed to Johnson Lumber Company by deed of record in Book 2995, page 368, Register's Office Davidson County, Tennessee. There is also conveyed an easement for a slope: Beginning at a point in the northwest corner of the above described land and runs northerly with Thompson's east boundary line 10 feet to a point; thence easterly 101 feet to a point; thence with a curve to the right 10 feet to a point; thence north 82 degrees 08 minutes 07 seconds west, 98 feet to the point of beginning, containing 960 square feet.

The land upon which the slope easement is conveyed may be used by the grantor(s) for any purposes which does not affect the lateral support, maintenance, or drainage of the adjoining highway.

Being the same property conveyed to Third National Bank in Nashville by Trustee's Deed from James L. Roberts, Trustee, of record in Book 4964, page 520, Register's Office for Davidson County, Tennessee.

This is improved property, located at the northwest corner of Trinity Lane and Ambrose Avenue, Nashville, Tennessee.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien for Metro taxes for 1980, which taxes have been assumed and will be paid by the Grantee; easements, setback lines, and other conditions shown on the recorded plan of record in Book 1424, page 134; easement for slope described in a Deed of record in Book 4098, page 589; and all other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

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

Witness my hand this 3rd day of April, 1980.

THIRD NATIONAL BANK IN NASHVILLE

By: D. F. Phillips
Sr. V-P

IDENTIF. REFERENCE

APR 3 3 19 PM '80

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

F 8 3 5 4 4

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Linda K. Hardy, a Notary Public of the State and County aforesaid, personally appeared D. F. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice-President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a national banking association, and that he as such Senior Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the national banking association by himself as Senior Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of April, 1980.

Linda K. Hardy
Notary Public

LINDA K. HARDY NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 4-18-81



WHW/scp/4-2-80

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

RECEIVED OF _____

FOR _____ BOOK 5586 PAGE 867

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 39501.00- CO | |
| | | | 102.70 CO TX | |
| | | | .50 PRFEE | |
| | | | 5.00 WDEED | |
| | | | CHECK | 112.20- |
| 1610A04/03/80 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F 8 3 5 4 4

IDENTIF. REFERENCE

APR 3 3 19 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No. 750593**