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5534

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Othal Smith, Jr.	same	
(NAME) 404 James Robertson Pkwy.	(NAME)	93; 6-4-1
(STREET ADDRESS OR ROUTE NUMBER) Suite 1720	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP) Nashville, TN 37219	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry A. Simons and Edward N. Simons, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Othal Smith, Jr. and wife, Maureen H. Smith as tenants by the entireties

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The above property is conveyed subject to the 1980 Metropolitan Government taxes which have been prorated between the parties, and which shall be paid by the Grantees when due.

G 0 2 6 4 4

IDENTIF. REFERENCE

AUG 15 11 29 AM '80

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

unimproved ( )
This is improved (X) property, known as 324-326 Broadway, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 14th day of August, 19 80

X Edward N. Simons

X Henry A. Simons

STATE OF New York)
COUNTY OF New York)

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Personally appeared before me, Joseph R. Pearce, a Notary Public in and for said County and State, the within named Henry A. Simons, 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 445 Park Ave., NYC 10022 this 11th day of August, 1982.

Commission Expires: [illegible]

Notary Public

STATE OF _____)
COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19 .

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Henry A. Simons and
Edward N. Simons

TO
Othal Smith, Jr. and wife,
Maureen H. Smith

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me. _____, a Notary Public in and for said County and State, the within named Edward N. Simons, 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 seal, at office in _____, this the 13 day of _____, 1980.

STATE OF Tennessee)
COUNTY OF Davidson)

Notary Public, Georgia, State at Large
My Commission Expires Mar. 24, 1984

NOTARY PUBLIC

The actual consideration or value, whichever is greater, for this conveyance is $ 138,100.00

ATTEST: _____

Subscribed and sworn to before me this 14 day of August, 1980

My Commission Expires: 4-22-84

Notary Public

EXHIBIT A

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located in Nashville in the northeast quadrant of Broadway and Fourth Avenue North, being part of Lot No. 57 on the map of the Original Town of Nashville, not of record, and being more particularly shown on survey No. 7420 by Barge, Waggoner, Sumner and Cannon, dated August 13, 1980, described as follows:

Beginning at the point of intersection of the northerly margin of Broadway and the easterly margin of Fourth Avenue North; thence, with the margin of said Fourth Avenue North, northerly 130.28 feet to a building joint; thence, easterly 40 feet more or less; thence, southerly 5.92 feet more or less; thence, easterly 0.54 feet more or less; thence, southerly 124 feet more or less to the northerly margin of Broadway; thence, with said margin westerly 40.45 feet to the point of beginning, containing 5,273 square feet or 0.12 acre more or less by scale.

Being the same property conveyed to Edward N. Simons and Henry A. Simons by deeds as follows: by deed from Mary B. P. Simons to Edward N. Simons, of record in Book 4776, page 12, said Register's Office, as to a 5% fractional share interest; by deed from Mary B. P. Simons to Edward N. Simons, of record in Book 4798, page 702, said Register's Office, as to a 5% fractional share interest; by deed from Mary B. P. Simons to Edward N. Simons of record in Book 4891, page 985, said Register's Office, as to a 30% fractional share interest; by deed from Frances Elliott Simons to Edward N. Simons of record in Book 4897, page 290, said Register's Office, as to a 10% fractional share interest; by deed from Mary B. P. Simons to Henry A. Simons of record in Book 4776, page 14, said Register's Office, as to a 5% fractional share interest; by deed from Mary B. P. Simons to Henry A. Simons of record in Book 4798, page 700, said Register's Office, as to a 5% fractional share interest; by deed from Mary B. P. Simons to Henry A. Simons, of record in Book 4891, page 987, said Register's Office, as to a 30% fractional share interest; and by deed from Setsuko M. Simons to Henry A. Simons of record in Book 4891, page 989, said Register's Office, as to a 10% fractional share interest.

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

138100.00- CO
359.06 CO TX
.50 PRFEE
9.00 WDEED
CHECK 368.56-
5934A08/15/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0264.4

IDENTIF. REFERENCE T

AUG 15 11 29 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 774001