This instrument prepared by:
Ames Davis, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 5651 PAGE 692

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. WALSH (NAME)	Same (NAME)	Part of
PO Box 90228 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92-7
Nashville Tn. 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

GRAY AND DUDLEY COMPANY, a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN M. WALSH, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots 16, 17, 18 and part of Lots 13, 14 and 15 of the Joseph W. Bell Plan, as of record in Plat Book 21, page 13, R.O.D.C., Tenn., and part of Lot 7 of the Boyd McNairy Plan, as of record in Book 16, page 614, R.O.D.C., Tenn., and part of Lot 23 of Dr. Boyd McNairy's Resubdivision Plan, as of record in Plat Book 21, page 93, R.O.D.C., Tenn., described together with portions of vacated alley/street lines as shown on the aforementioned plans as follows:

Beginning at an iron pin in the northerly margin of Clifton Avenue, said point being the southeast corner of J.R.M. Company and the southwest corner of Gray & Dudley Company;

Thence, N 7° 05' E, 406.5 feet with said J.R.M. Company's east line and along a chain-link fence line to an existing iron pin, said iron pin being 25 feet southeast of the centerline of the Hamilton Street track owned by the Illinois Central Gulf Railroad;

Thence, Northeasterly, parallel with and 25 feet from the centerline of said Hamilton Street track and generally along the southeasterly side of a chain-link fence as follows:

N 60° 27' E, 202.3 feet to an iron pin;
Northeasterly, 69.33 feet with a curve to the left having a radius of 1,171.28 feet to an iron pin;

Thence, Southerly on a new line severing the lands of Gray & Dudley as follows:

S 1° 01' W, 188.8 feet to a railroad spike;
S 9° 25' E, 77.8 feet to a railroad spike;
S 8° 49' W, 204.8 feet to a railroad spike;
S 46° 15' W, 130.8 feet to an iron pin in the northerly margin of Clifton Avenue;

Thence, N 83° 31' W, 170.0 feet with said margin of Clifton Avenue to the point of beginning.

Containing 2.68 acres, more or less; and being a part of the property conveyed to Gray & Dudley Company by deed of record in Book 672, page 701, Register's Office for Davidson County ("R.O.D.C."); part of the property conveyed to Gray & Dudley Hardware Co. by deed of record in Book 312, page 622, R.O.D.C.; and part of the property conveyed to Gray & Dudley Hdw. Co. by N.C. & St. L. Railway by deed of record in Book 314, page 379 R.O.D.C.

Grantor hereby reserves to itself and its assigns, and grants to grantee, his heirs and assigns, a reciprocal, nonexclusive easement in favor of both for purposes of ingress, egress, and free and undisturbed passway, forever, without right in either party, or the heirs or assigns of either party, in any way to obstruct same, over the following described strip of land running on both sides of the common boundary of the above described real property and the real property retained by Grantor:

Beginning at the southeast corner of the above described tract and running S 83° 31' E, 89.6 feet along the northerly margin of Clifton Avenue to a point; Thence, N 8° 49' E, 100.2 feet to a point 10 feet east of the east boundary line; Thence, Northerly 10 feet east of and parallel with the east line of the above described tract 475 feet, more or less, to the southeasterly line of the Illinois Central Gulf Railroad; Thence, Southwesterly 11 feet, more or less, to the northeast corner of subject tract; Thence, Southerly 602.2 feet along said east boundary line to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 310,000.00

Subscribed and sworn to before me, this the 16 day of September 1980

Affiant

My commission expires: 1-15-83

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as ..... (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 the easement reserved herein; a sanitary sewer easement of record in Book 2451 page 386 R.O.D.C.; platted streets and alleys; and taxes for 1980.

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 16th *day of* September, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GRAY AND DUDLEY COMPANY

By John F. Dorey III

President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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, Elizabeth A. Heck, *a Notary Public of the State and County aforesaid, personally appeared* John F. Sorey, III, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Gray and Dudley Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 16th *day of* September, *19* 80.

Elizabeth A. Heck
Notary Public

Commission Expires 9-6-81.

NOTARY PUBLIC — DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

G 0 8 0 3 0

IDENTIF. REFERENCE

SEP 17 9 11 AM '80

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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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

$100000.00- CO
806.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 818.50-
258CA09/17/80 BAL .00

REGEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G08030

IDENTIF. REFERENCE

SEP 17 9 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 780435