This instrument prepared by Milton W. Smith, Jr.
2400 Crestmoor Road, Nashville, TN 37215

WARRANTY DEED

mail

BOOK 5703 PAGE 596

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roy Flowers, Trustee	(Same)	Map 81-16
(NAME) 211 Printers Alley (3rd Floor)	(NAME)	Parcel 618
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37201	(STREET ADDRESS)	4W-11570
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

($10.00) *Dollars,*

cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Third National Bank in Nashville, Trustee under the Will of C.W. Kempkau, deceased, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Roy Flowers, Trustee with full power to sell, mortgage, convey, or otherwise encumber without joinder of beneficiary, hereinafter called Grantee, his

(successors), ~~XXX~~ *and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being land lying south of Jefferson Street, east of Warren Street, and north and west of a 12-foot alley, being more fully described according to the survey of Ragan, Smith, Murphy & Associates, dated January 8, 1981, as follows, beginning at an iron pin on the southerly right-of-way line of Jefferson Street and the easterly right-of-way line of Warren Street; thence, with the southerly right-of-way line of Jefferson Street, north 73 degrees 05' 30" east, 152.45 feet to an iron pin on the westerly margin of a 12-foot alley; thence, with said margin, south 28 degrees 51' 38" east, 117.41 feet to an iron pin on the northerly margin of a 12-foot alley; thence, south 61 degrees 58' 36" west, 148.44 feet to an iron pin on the easterly right-of-way line of Warren Street; thence, north 29 degrees 08' 33" west, 146.82 feet to the point of beginning.

Being property devised to Grantor by Will of C.W. Kempkau, deceased, of record in Will Book 89, page 367, Probate Court for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,750.00

Subscribed and sworn to before me, this the 20th day of January 19 81

Affiant

My commission expires: JAN. 22, 1984 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 1013 Jefferson Street, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his

(successors), ~~XXX~~ *and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself, its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

(successors) ~~XXX~~ *and assigns, against the lawful claims of all persons.*

Witness its *hand this* 20th *day of* January *, 19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Third National Bank in Nashville, Trustee under the Will C.W. Kempkau, deceased

Attest: Thomas A. Allen

By: Geoff Mitchell

Geoff Mitchell, Assistant Real Estate Officer

6559 01/26 49.92- CHECK

BOOK 5703 PAGE 597

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

..... *the within named 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 TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Geoff Mitchell *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Real Estate Officer *of the* Third National Bank in Nashville *the within named bargainor, a corporation, and that he as such* Assistant Real Estate Officer *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* Assistant Real Estate Officer

Witness my hand and seal, at office in Nashville, TN *this* 26th *day of* January, 1981

Commission expires Jan 22, 1984

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM

TO

G 2 6 7 1 9

IDENTIF. REFERENCE

JAN 26 12 39 PM '81

FILED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Colonial Title Company

2400 Crestmoor Road

NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____ BOOK 5703 PAGE 598

FOR_____

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

16750.00- CO
43.42 CO TX
.50 PRFEE
6.00 WDEED
CHECK 49.92-
6559A01/26/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52679

IDENTIF. REFERENCE

JAN 26 12 39 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 803580