BOOK 5712 PAGE 847

WARRANTY DEED

FROM: Reese L. Smith, Jr.
and Robert E. Farris

TO: G. Michael Yopp, Trustee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

G. Michael Yopp, Trustee
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Send Tax Bills To:

same

Map-Parcel Numbers

93-6-2

Field Book Numbers

5W-04240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Thousand and 00/100 Dollars ($140,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of February, 1981.

Notary Public

My Commission Expires: Jan 22, 1984

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration including the execution of one promissory note in the amount of $40,000.00 and the assumption of a note in the approximate principal amount of $79,500.00, payable to Fidelity Federal Savings & Loan Association. Reese L. Smith, Jr. and Robert E. Farris have bargained and sold, and by these presents do transfer and convey unto the said G. Michael Yopp, Trustee, with full power to sell, transfer, convey, mortgage and encumber, without joinder of any beneficiary, his successors in trust and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being part of Lot 30 on the Plan of the original town of Nashville, not of record, and described as follows:
>
> Beginning at a point 12.2 feet from the south corner of Broad Street and a Public Alley; thence running with the northeasterly margin of said alley northwestwardly 45.0 feet to a point; thence leaving said alley eastwardly 85.0 feet to a point 9.0 feet from the westerly margin of Second Avenue; thence running southeastwardly 45.0 feet to a point; thence westwardly 85.0 feet to the point of beginning.

Being the same property conveyed to Reese L. Smith, Jr. and Robert E. Farris, as tenants in common, by deed from Annie Grigsby Campbell Dobson and husband Howard M. Dobson of record in Book 5067, page 173, Register's Office for Davidson County, Tennessee.

This is improved property, known as 200 Broadway, 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 G. Michael Yopp, Trustee, his heirs, successors in trust and assigns, forever.

And the undersigned do covenant with the said G. Michael Yopp, Trustee, that they 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 a deed of trust of record in Book 5192, page 838 as corrected in Book 5199, page 780, said Register's Office, leases to The Swim Shop, Inc. and Photo Guild Labs, Inc. and such facts as shown on the Plan.

And the undersigned do further covenant and bind themselves, their heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said G. Michael Yopp, Trustee, his successors in trust and assigns against the lawful claims of all persons whomsoever, except as set forth as encumbrances above.

Marcella Smith and Dorothy Farris join in this instrument for the purpose of conveying any interest they might own in the herein described property by reason of their marital status.

Witness our hands this 19th day of January, 1981.

Reese L. Smith

REESE L. SMITH, JR.

Marcella Smith

MARCELLA SMITH

Robert E. Farris

ROBERT E. FARRIS

Dorothy Farris

DOROTHY FARRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Perry, a Notary Public in and for said County and State, the within named REESE L. SMITH, JR., 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 seat at Nashville, Tennessee, this 19th day of Jan, 1981.

Gail Perry
Notary Public

My Commission Expires: 2-23-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John Warner White, a Notary Public in and for said County and State, the within named MARCELLA SMITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 13th day of JAN., 1981.

John Warner White
Notary Public

My Commission Expires: JAN. 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Perry, a Notary Public in and for said County and State, the within named ROBERT E. FARRIS, 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 seat at Nashville, Tennessee, this 19th day of Jan, 1981.

Gail Perry
Notary Public

My Commission Expires: 2-23-81

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John Warner White, a Notary Public in and for said County and State, the within named DOROTHY FARRIS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at Nashville, Tennessee, this 13th day of JAN., 1981.

John Warner White
Notary Public

My Commission Expires: JAN. 22, 1984

G 3 0 1 3 7

IDENTIF. REFERENCE

FEB 20 4 13 PM '81

FELIX Z. HUDDLESTON II REGISTER
DAVIDSON COUNTY, TENN.

901 02/20 376.50- CHECK

RNB/1-8-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5712 PAGE 851

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

140000.00- CO
364.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 376.50-
0901A02/20/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30137

IDENTIF. REFERENCE

FEB 20 4 13 PM '81

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

No. 807752