(This instrument prepared by the Metro Legal Department)

# WARRANTY DEED

BOOK 5806 PAGE 263

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Farris & Reese L. Smith, Jr. (NAME:) | Same (NAME:) | Map 105-6 |
| 1400 - 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 97 |
| Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* Seventy Five Thousand Dollars and No/100---------- ($75,000.00)----------*DOLLARS*

As part of the consideration, the Grantee agrees that the present building known as Fall School, located on the herein described property, is to be renovated and preserved to protect its architectural significance for the community for a period of 10 years from date of deed.

In the event of destruction or partial destruction of the improvements which may be caused by an act of God, the Grantee will only be required to restore the structure if it is practical and economically feasible.

The Metropolitan Government of Nashville and Davidson County

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Robert E. Farris and Reese L. Smith, Jr., a joint venture .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I: Being Lots 1 to 4 and the westerly part of Lots 12 to 15, inclusive, and a 15 foot alley lying between Lots 1 to 4 and Lots 12 to 15 on the Plan of Franklin Square, of record in Book 57, Page 163, Register's Office for said County, described as follows:

BEGINNING at the northeast intersection of 8th Avenue South formerly South Spruce and Chestnut Streets; running thence along the northern margin of Chestnut Street, eastwardly to the corner of a 15 foot alley to be opened by the grantor, the western margin of which alley is parallel to and 200 feet from 8th Avenue South, formerly South Spruce Street; thence northwardly along the western margin of said 15 foot alley, 200 feet, more or less, to the south boundary of a stonewall dividing the property from the Malone property; thence westwardly along the south boundary of said stone wal to the easterly margin of 8th Avenue, South, formerly Spruce Street; thence southwardly with the eastern margin of 8th Avenue South, about 224 feet to the beginning.

INCLUDED herein, BUT EXCLUDED THEREFROM is that portion of the property conveyed to Metropolitan Development & Housing Agency, by deed of record in Book 5108, Page 165, Register's Office, as follows:

A part of Lot Nos. 1 to 4 on the Plan of Franklin Square, as of record in Book 57, Page 163, Register's Office for said County, described as follows:

BEGINNING at a point, said point being the northeast intersection of 8th Avenue South and Chestnut Street; thence along the eastern boundary of 8th Avenue South in a northerly direction a distance of 223.6 feet, more or less, to a point; thence along a line in a southeasterly direction a distanc of 198.95 feet, more or less, to a point; thence along a 25 foot radius in a southeasterly directic a distance of 38.61 feet, more or less, to the northern boundary of Chestnut Street; thence along the northern boundary of Chestnut Street in a westerly direction a distance of 36.61 feet, more or less, to the point of beginning, containing 1,378 square feet, more or less.

Being property conveyed to Mayor and City Council of Nashville, now Metropolitan Government of Nasl ville and Davidson County, Tennessee, by deed from Elizabeth J. Fall, a widow, of record in Book 22 Page 348, Register's Office.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of October, 19 81.

Notary Public

My commission expires: 4/22/84

(Affix Seal)

TRACT II: Being the front or easterly part of Lot No. 14 on the Plan of Franklin Square, as or record in Book 57, Page 163, Register's Office for said County.
SAID part of Lot No. 14 fronts 50 feet on the westerly side of Cherry Avenue and runs back between parallel lines 97 feet to an alley.
Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, formerly City of Nashville, by deed from J. T. Dunnavant and wife, of record in Book 3128, Page 205, Register's Office.



TRACT III: Being the easterly part of Lot No. 12 on the Plan of Franklin Square, as of record in Book 57, Page 163, Register's Office for said County.
SAID part of Lot No. 12 fronts 44 feet on the westerly side of Cherry Avenue, formerly Horton Street, and runs back with the northerly margin of Chestnut Street 97 feet, more or less, to an alley and measures 48 feet, more or less thereon.
There is excepted and not included in the above that property described in an agreement for dedication of permanent easement for construction and maintenance of a public street or right-of-way, of record in Book 4905, Page 422, R.O.D.C.
Being a part of the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, formerly City of Nashville, by deed from Grace McFarland Jarman, as of record in Book 3128, Page 283, said Register's Office.

TRACT IV: Being the easterly part of Lot No. 13 on the Plan of Franklin Square of record in Book 57, Page 163, Register's Office for said County,
SAID part of Lot No. 13 fronts 50 feet on the westerly side of Cherry Avenue, formerly Horton Street, and runs back between parallel lines, 97 feet, more or less, to an alley.
Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, formerly City of Nashville, by deed from Phil Cohen and wife, as of record in Book 3128, Page 295, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1116 - 8th Avenue South (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said.....heirs and assigns, forever.*

*And.....do covenant with the said.....that.....lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And.....do further covenant and bind.....heirs and representatives, to warrant and forever defend the title to the said land to the said.....heirs and assigns against the lawful claims of all persons whomsoever.*

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

.....

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IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, has caused this instrument to be executed by the Mayor, duly authorized in Metropolitan County Council Ordinance No. 080-406, so to act on its behalf, this 5th day of August, 1981.

Approved as to Form and Legality:

Donald O. Jones

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: Richard Fulton

Richard Fulton, Mayor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me Alice Ann Chapman, a Notary Public in and for the State and County aforesaid, personally appeared Richard Fulton, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Mayor of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by the said Mayor, as such.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 1981.

Alice Ann Chapman

Notary Public

My Commission expires: July 31 1984

ALICE ANN CHAPMAN NOTARY PUBLIC DAVIDSON CO.

2609 10/13 207.50- CHECK

BOOK 5806 PAGE 266

# WARRANTY DEED

FROM

The Metropolitan Government of

Nashville & Davidson County

TO

Robert E. Farris & Reese L. Smith, Jr.

a joint venture

Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**
**Deadrick Street**
**Phone 255-4631**
**NASHVILLE, TENNESSEE 37208**

G 6 3 6 9 7

IDENTIFICATION REFERENCE

OCT 13 3 07 PM '81

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 5806 PAGE 267

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 |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 195.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 207.50-1 | |
| | | | 2669A10/13/81 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

663697

IDENTIF. REFERENCE

Oct 13 3 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 847990