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3896

BOOK 5854 PAGE 778
IDENTIF. REFERENCE

This Instrument Prepared By:

LECKRONE & HOLTON
9th Floor, Third National Bank Building
Nashville, Tennessee 37219

FEB 23 3 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map and Parcel Number:
Commercial Engraving Realty 601 Merritt Street Nashville, Tennessee 37203	same	105-7-482

FOR AND IN CONSIDERATION OF the sum of Sixty-Three Thousand Eight Hundred Dollars ($63,800.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, PHYLLIS ELAINE KEMP and PAMELA JANE BRAUN (the Grantors) have this day bargained and sold and do hereby transfer and convey certain real estate in Davidson County, Tennessee, to the following grantees, their successors, heirs and assigns, collectively known as Commercial Engraving Realty - A Joint Venture, each to own the undivided interest in said real estate set forth opposite his name, below:

Jack Griffith	14.35%
J. B. Hibbett	26.34%
Henry C. Hill, Jr.	26.34%
Warren King	8.24%
Loren R. Personnett	4.12%
Clyde D. Van Pietersom	20.61%

The above described real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No. 10 on plat showing Hamilton Lands Industrial Subdivision, of record in Book 3600, page 58. Beginning at a point in the southerly margin of Merritt St. at the common front corner of Lots Nos. 9 and 10, thence with a line between said lots southerly 172.5' to a point in the northerly margin of a 15' alley, the common rear corner of said Lots 9 and 10; thence with said margin of said alley, eastwardly 79.8' to a concrete monument at the beginning of a curve to the left having a radius of 20.0'; thence with said curve northeastwardly 31.6' to a concrete monument in the west margin of Martin St.; thence with said margin of said street northwardly 132.5' to a concrete monument at the beginning of a curve to the left having a radius of 20.0'; thence with said curve northwestwardly 31.2' to a concrete monument in the south margin of Merritt St.; thence with said margin of said street westwardly 80.2' to the point of beginning. Being the same property conveyed to Phyllis Elaine Taylor and Pamela Jane Taylor (who have since married and are now known as Phyllis Elaine Kemp and Pamela Jane Braun) by warranty deed of record in Book 4019, page 768, Register's Office of Davidson County, Tennessee.

This instrument prepared based upon information provided by the parties.

This is improved property known as corner of Martin and Merritt Streets, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with appurtenances of estate, title and interest belonging to the said Grantees, their successors, heirs and assigns, forever. The Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, that they have a good right to convey it and that the same is unencumbered except by such restrictions of record in Book 3600, page 58 in the Register's Office of Davidson County, Tennessee; and such other instruments affecting it as may appear of record, and unpaid taxes not due. The Grantors further covenant and bind themselves and their successors 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto, on this the 15 day of February, 1982.

Phyllis Elaine Kemp
PHYLLIS ELAINE KEMP

Pamela Jane Braun
PAMELA JANE BRAUN

The actual consideration or value, whichever is greater, for this transfer is Sixty-Three Thousand Eight Hundred Dollars ($63,800.00).

Vicki E. Miles
Affiant

Subscribed and sworn to before me, this, the 15th day of February 1982.

Vicki E. Miles
Notary Public

VICKI E. MILES NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSION)

Before me, Vicki E. Miles, a Notary Public in and for said County and State, personally appeared Phyllis Elaine Kemp and Pamela Jane Braun, the within named Grantors, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the within named Grantors and that they executed the foregoing instrument for the purposes therein contained, by affixing their signatures thereto.

Witness my hand and official seal, at my office in Nashville, Tennessee, this 15th day of February 1982.

Vicki E. Miles
Notary Public

VICKI E. MILES NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires:

Jan. 22, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5854 PAGE 780

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
			63800.00- CO	
			165.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.38-
3896A02/23/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 23 3 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868376