ln

BOOK 5858 PAGE 922

Send Tax Bills To: Gary F. Rettell
924 Main
Nashville Tn
Zip: 37206

83-9
Par 193 Js

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY-EIGHT THOUSAND, FIVE HUNDRED ($68,500.00) DOLLARS, paid and to be paid as hereinafter set forth, I, EVA ROBINSON POSEY, have this day bargained and sold and by these presents do hereby transfer and convey unto GARY F. RETTELL J. R. CARUTHERS AND FRED MARTIN, as tenants in common, share and share alike, their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

BEING the westerly part of Lot No. 1 on the Plan of JANE A. M. DAVIS' ADDITION to Edgefield, now East Nashville, as of record in Plan Book 1, Page 41, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin of Main Street at the corner of Lots Nos. 1 and 2, thence with the line between said two lots southwardly 170 feet to the northerly margin of an alley; thence with said alley eastwardly 40 feet to the southwest corner of the property conveyed to E. S. Lehning and wife, by deed from Ben T. Blanton and wife of record in Book 670, Page 395, Register's Office for said County; thence with Lehning's westerly line northwardly 170 feet to the southerly margin of Main Street; thence with said Street westwardly 42 feet, more or less, to the beginning.

BEING the same land conveyed by W. A. Meador, unmarried, to B. MACK ROBINSON AND WIFE, LENA ROBINSON, by deed dated November 19, 1951, and of record in Book 2028, Page 239, in the Register's Office of Davidson County, Tennessee.

THERE is INCLUDED within the boundaries of the above lot but EXCLUDED from this conveyance the property described in deed from George L. Rooker, Clerk of the Circuit Court to The Nashville Housing Authority of record in Book 4553, Page 401, Register's Office for said County and described as follows:

BEGINNING at a point on the southerly margin of Main Street, said point being the most northerly corner of said property, thence along a line in a southerly direction a distance of 10 feet, more or less, to a point; thence along a line in an easterly direction a distance of 28 feet, more or less, to a point; thence along a curve, having a radius of 625 feet, more or less,

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KELLY, HARSH & KELLY GALLATIN, TENNESSEE

in an easterly direction a distance of 15 feet, more or less, to a point; thence along a line in a northerly direction a distance of 9.8 feet, more or less, to a point; thence along a southerly margin of Main Street in a westerly direction a distance of 42.1 feet, more or less, to the point of beginning, and containing 422 square feet, more or less.

The said B. MACK ROBINSON died October 19, 1977, and upon his death the said LENA ROBINSON became the sole owner of said property.

The said LENA ROBINSON (the same person as LENA MAI ROBINSON) died testate in Sumner County, Tennessee, on May 8, 1978, and according to her Last Will and Testament of record in Will Book 25, Page 298, in the Office of the Clerk of the County Court of Sumner County, Tennessee, she devised the above described land to her daughter, EVA ROBINSON POSEY.

A certified copy of said Will is being filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Warranty Deed.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all of the improvements thereon and the appurtenances thereunto belonging, unto the said GARY F. RETTELL, J. R. CARUTHERS AND FRED MARTIN, as tenants in common, share and share alike, their heirs and assigns, in fee simple forever.

I COVENANT with said GRANTEES that I am lawfully seized and possessed of said lot or parcel of land, that I have a good right to convey the same, and that the same is unencumbered, EXCEPT for 1982 real estate taxes, which are to be pro-rated, applicable Zoning and Building Regulations and all visible easements.

I FURTHER COVENANT with said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land unto the said GARY F. RETTELL, J. R. CARUTHERS AND FRED MARTIN, as tenants in common, share and share alike, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove set forth.

THE ABOVE CONSIDERATION includes the following personal property now located in the building on the above described premises: Desk and chair; two folding chairs; Blackhawk Jack, Air conditioner, table vise, two work benches, miscellaneous shelves and three steel clothing lockers.

OF SAID CONSIDERATION of SIXTY-EIGHT THOUSAND, FIVE HUNDRED

($68,500.00) DOLLARS, the sum of FOURTEEN THOUSAND, FIVE HUNDRED ($14,500.00) DOLLARS has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of FIFTY-FOUR THOUSAND ($54,000.00) DOLLARS, the said GARY F. RETTELL, J. R. CARUTHERS AND FRED MARTIN have this day executed and delivered their promissory note of even date herewith for said sum, the payment of which note is secured by DEED OF TRUST, which will be filed for record in the Register's Office of Davidson County, Tennessee, simultaneously with this Warranty Deed.

AND I, J. E. POSEY, husband of the said EVA ROBINSON POSEY, FOR THE ABOVE CONSIDERATION, do hereby join in this conveyance and by these presents do hereby transfer and convey unto the said GARY F. RETTELL, J. R. CARUTHERS AND FRED MARTIN, as tenants in common, share and share alike, their heirs and assigns, all estate, right, title, interest and claim which I have in and to the above described lot or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS our hands this 5th day of March, 1982.

Eva Robinson Posey
EVA ROBINSON POSEY

J. E. Posey
J. E. POSEY

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVA ROBINSON POSEY AND HUSBAND, J. E. POSEY, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this 5th day of March, 1982.

Nathan J. Harsh
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: Aug. 10, 1983

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STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $68,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 1982.

Lucy O. Newman
NOTARY PUBLIC AT LARGE FOR STATE OF TENNESSEE

My commission expires: 10/25/82

G 8 2 3 5 5
MAIL TAX
IDENTIF. REFERENCE
MAR 8 2 10 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5858 PAGE 926

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
			6650 .00- CO	
			17a.10 CO TX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK 190.60-	
			590CA05/08/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.82355

IDENTIF. REFERENCE

MAR 8 2 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870296