OFFICIAL RECEIPT

B of 41

# WARRANTY DEED

BOOK 5890 PAGE 897

FROM: Robert N. Buchanan, III, Trustee

TO: Sam's General Merchandise, Inc.

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: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| 625 Church Street<br>Nashville, Tn. 37219 | same | 93-6-1-34 |

Field Book Numbers

6W-1625

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Two Hundred One Thousand Five Hundred and no/100 Dollars ($201,500.00).

Robert N. Buchanan, III
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26TH day of May, 1982.

Anita L. Daniel
Notary Public

My Commission Expires: April 20, 1986

NOTARY PUBLIC

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, including the execution and delivery of a Promissory Note in the principal amount of $150,000.00, Robert N. Buchanan, III, Trustee with full power to sell, mortgage, and convey without joinder of any beneficiary, as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Sam's General Merchandise, Inc., as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land situated in Nashville, Davidson County, Tennessee, and more particularly described as follows:
>
> Being part of Lot No. 88 on the plan of the original town of Nashville, beginning in the westerly line of Fifth Avenue North, formerly Summer Street, at a point 7 feet northerly from the northeast corner of Lot No. 89 in said plan, said beginning point being the northeast corner of that part of Lot No. 88 conveyed to Alexander Allison, by Boyd McNairy, by deed registered in Book 5, page 281 of the Register's Office of Davidson County, Tennessee; running thence northerly with said Fifth Avenue North, or Summer Street 25 feet; thence at right angles to said avenue or street westerly 174 feet, more or less, to an alley; thence southerly with the easterly line of

OFFICIAL RECEIPT



said alley 25 feet to the northwest corner of the part of said Lot No. 88 conveyed to Alexander Allison as aforesaid; thence easterly with the northerly line of said Allison lot and parallel to and 7 feet from the northern line of said Lot No. 89, 174 feet, more or less to the beginning.

Being the same property conveyed to Grantor by an Installment Deed of record in Book 5802, page 716, Register's Office for Davidson County, Tennessee.

This is improved property, known as 227 Fifth Avenue, North, 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 Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for:

1. A lien for 1982 taxes which are pro rated;

2. Rights of parties in possession; and

3. Vendor's lien of record in Book 5802, page 716, said Register's Office which will be paid by the Payees of the aforesaid $150,000.00 Note.

And Grantor does further covenant and bind himself and his successors in trust to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness Grantor's hand this 26th day of May, 1982.

Robert N. Buchanan, III Trustee
ROBERT N. BUCHANAN, III, TRUSTEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Anita L. Daniel, a Notary Public in and for said County and State, the within named ROBERT N. BUCHANAN, III, TRUSTEE, 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 26th day of May, 1982.

Anita L. Daniel
Notary Public

My Commission Expires: April 20, 1986

6931 TOGETHER WITH REFERENCE
MAY 26 3 41 PM '82
FELIX A. ALLISON REGISTER
DAVIDSON COUNTY, TN

ANITA L. DANIEL NOTARY PUBLIC DAVIDSON COUNTY, TN



RNB/5-25-82

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF BOOK 5890 PAGE 899

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 |
|---|---|---|---|---|
| | | | 201500.00- CO | |
| | | | 523.90 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 530.40- |
| 9443A | 05/26/82 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.3 1:1:2:

IDENTIF. REFERENCE

MAY 26 3 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883312