OFFICIAL RECEIPT

BOOK 5954 PAGE 439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 1982.

Notary Public

My Commission expires: 7/21/84

Prepared by:
Catlett, Sanford & Robinson
230 Fourth Ave. N.
Nashville, Tn. 37219

Address new owners as follows:
M and R Enterprises, Inc.
a General Partnership
4783 Trousdale Drive
Nashville, TN 37220

mail →

Send Tax Bills to:
Same

Map-Parcel Numbers
93-15
Parcel 104
317

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, B & H PROPERTIES, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M AND R ENTERPRISES, INC., A GENERAL PARTNERSHIP, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being the northerly thirty-six and one-half (36-1/2) feet of Lot No. 11 on the Plan of Irwin's Subdivision, as of record in Book 17, page 615, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 11 fronts thirty-six and one-half (36-1/2) feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines, with the south line of Lot No. 12 on said plan, one hundred eighty-eight (188) feet to an alley, the said common south line of Lot No. 12 and the north line of Lot No. 11, being one hundred twenty-three (123) feet south of the south margin of Carroll Street, excluding the portion of the easterly side of Second Avenue, South, taken by the City of Nashville for the construction of the Lafayette Street Highway.

Also EXCLUDED from the property herein conveyed (but included in the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways, by deed of record in Book 4290, page 97, Register's Office for said County, which EXCLUDED portion is described as follows:

Beginning at a point in the westerly margin of an alley 118.5 feet, more or less, southerly from the south margin of Carroll Street; thence with said alley South 27 deg. 34 min. East, 38 feet to the northeast corner of Gulf Oil Corporation Property; thence with their northerly line South 63 deg. 20 min. West, 19.2 feet to a point; thence, North 27 deg. 34 min. West, 38 feet to a point; thence North 63 deg. 20 min. East, 19.2 feet to the point of beginning and containing 700 square feet, more or less.

Being the same property conveyed to B & H Properties, Inc., by deed from George N. Burkhalter and wife, Marie N. Burkhalter and Faulkner Hickerson and wife, Grace Dean Hickerson of record in Book 4301, page 893, Register's Office for said County.

TRACT II:
Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 14 and all of Lot No. 13 in Irwins Plan of Lots in South Nashville, as of record in Book 17, page 615, Register's Office for said County, more particuarly described as follows:

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street, as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of Lots Nos. 12 and 11; thence westwardly with the common line of Lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2 feet, more or less, to the point of beginning.

EXCLUDED from the property herein conveyed (but included within the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways by warranty deed of record in Book 4290, page 94, Register's Office for said County, which excluded portion is described as follows:

Being the north part of Lots 12, 13 and 14 on the Map of Irwin Subdivision, as of record in Book 17, page 615, Register's Office for said County.

Parcel #1: Beginning at a point in the southeast intersection of 2nd Avenue South and Carroll Street; thence eastwardly with said Carroll Street 35 feet to a point; thence South 1 deg. 52 min. East 80.8 feet to the easterly margin of 2nd Avenue South; thence northwardly with the easterly margin of 2nd Avenue South 72.8 feet to the point of beginning.

Parcel #2: Beginning at a point in the southerly margin of Carroll Street, 169.7 feet eastwardly from the southeast corner of the intersection of 2nd Avenue South and Carroll Street; thence eastwardly with the southerly margin of Carroll Street 19.2 feet to the westerly margin of an alley; thence with the westerly margin of said alley South 27 deg. 34 min. East, 118.5 feet to a point; thence South 63 deg. 20 min. West, 19.2 feet to a point; thence North 27 deg. 34 min. West 118.5 feet to the point of beginning. Parcels 1 and 2 contain 3656 square feet, more or less.

There is also hereby conveyed a line extending along the southerly margin of Carroll Street. Beginning at a point in the southerly margin of Carroll Street 35 feet easterly from the southwest corner of 2nd Avenue South and Carroll Street and running North 62 deg. 26 min. East, 134.7 feet to a point.

Being part of the same property conveyed to B & H Properties, Inc., by deed from George Burkhalter and Faulkner Hickerson of record in Book 3972, page 507, Register's Office for said County.

Also conveyed are any rights or privileges with respect to access heretofore reserved in any deed of conveyance.

This conveyance is made subject to:
1. 1982 Metro taxes which have been prorated and assumed by Grantees.
2. Easement for "cut slope" as set out in Minute Book 36, page 246, Third Circuit Court for Davidson County, Tennessee. (Tract I)
3. Easement for "cut slope" as set out in Minute Book 37, pags 481-482, Third Circuit Court for Davidson County, Tennessee. (Tract II).
4. Easement for 8 inch sewer across premises as mentioned in deed of record in Book 3888, page 450, said Register's Office.
5. Lack of direct access to a controlled access highway from the premises, such rights of access having been granted the State of Tennessee by deeds of record in Book 4290, pages 94 and 97, said Register's Office, except as set out in deed of record in Book 4290, page 94, said Register's Office.
6. Lease of record in Book 5629, page 809, said Register's Office, and any unrecorded leases.
7. Rights of parties in possession.

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 we do covenant with the said Grantee that we are lawfully seized and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 25 day of October, 1982.

B & H PROPERTIES, INC.

ATTEST:

By: Faulkner Hickerson
Faulkner Hickerson, Secretary-Treasurer

By: George N. Burkhalter
George N. Burkhalter, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George N. Burkhalter and Faulkner Hickerson, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary-Treasurer of the B & H PROPERTIES, Inc., the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said George N. Burkhalter as such President and attesting the same by the said Faulkner Hickerson as such Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 25 day of October, 1982.

Pamela L. Zimmerman
Notary Public

My Commission Expires:
7/21/84

RUSH

IDENTIF. REFERENCE

OCT 25 3 23 PM '82

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

H 14071

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5954 PAGE 442

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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 256.50-	
			5863A10/25/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 0 7 1

IDENTIF. REFERENCE

OCT 25 3 23 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906491