ADDRESS NEW OWNER:
James B. Longacre
Apt. C-1
116 Harding Place
Nashville, TN 37205

SEND TAX BILLS TO:
James B. Longacre
Apt. C-1
116 Harding Place
Nashville, TN 37205

MAP: 93-5-4
PARCEL: 23
FLD. BK.: 7W02120

WARRANTY DEED

BOOK 5954 PAGE 562

For and in consideration of the sum of Seventy Five Thousand Dollars ($75,000.00) paid in cash, and other good and valuable consideration received from the grantee herein; I, KATE SAVAGE ZERFOSS, TRUSTEE, have bargained and sold and by these presents do transfer and convey unto the said grantee, JAMES B. LONGACRE, his heirs and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 163 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the westerly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 265-1/2 feet, more or less, south of the southerly margin of Church Street, said point being the southeast corner of the property formerly owned by Bransford Realty Company and R. W. Grizzard; thence with the westerly margin of said Avenue southwardly 50 feet to the northeast corner of the property of the Sunday School Board of the Southern Baptist Convention; thence with their northerly line westwardly 165 feet, more or less, to the easterly margin of 9th Avenue North; thence with the same northwardly 50 feet to the southwest corner of said Bransford Realty Company and R. W. Grizzard property; thence with the southerly line of same eastwardly 165 feet, more or less, to the beginning.

Being part of the property conveyed to Lessie Savage by deed from Percy D. Maddin, Trustee, et al, of record in Book 221, page 626, Register's Office for said County; and being property devised to Kate Savage Zerfoss, Trustee, under the will of Lessie Alice Savage, deceased, whose will was probated March 11, 1954, and recorded in Will Book 67, page 166, Office of the County Court Clerk of Davidson County, Tennessee.

This is improved property known as 165-167 Eighth Ave. No., Nashville, TN 37203.

Said property is conveyed subject to the lien of ad valorem taxes for the year 1982, which have been prorated and assumed by the grantee.

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, his heirs and assigns, forever. And I do covenant with the said grantee that I, as Trustee, am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself as Trustee, and my successors in trust, to warrant and forever defend the title to the said land to the said grantee, his heirs and assigns against the lawful claims of all persons, whomsoever, but only as to such title as came to and through me as Trustee.

As evidence of our consent to the sale and within conveyance of the above described property, and in satisfaction of the conditions of the trust established under the aforesaid will of Lessie Alice Savage, deceased, we, Kate Savage Zerfoss, Nell Savage Mahoney, and Portia Savage Ward, being daughters of said Lessie Alice Savage, do join herein and affix our signatures below.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

Witness our hands this 18th day of October, 1982.

Kate Savage Zerfoss

Kate Savage Zerfoss, Trustee, under the will of Lessie Alice Savage, deceased

Nell Savage Mahoney

Portia Savage Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared pefore me, John T. Bizzell, a Notary Public in and for the said County and State, the within named KATE SAVAGE ZERFOSS, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that she, as Trustee under the will of Lessie Alice Savage, deceased, executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 1-17-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of October, 1982, before me personally appeared KATE SAVAGE ZERFOSS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Notary Public

My commission expires: 1-17-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25 day of October, 1982, before me personally appeared PORTIA SAVAGE WARD, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Notary Public

My commission expires: 1-17-86

STATE OF PENNSYLVANIA)
COUNTY OF Montgomery)

BOOK 5954 PAGE 564

On this 18 day of October, 1982, before me personally appeared NELL SAVAGE MAHONEY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

In witness whereof, I have hereunto set my hand and official seal of office.

Esther L. Ditterline
Notary Public

My commission expires:

ESTHER L. DITTERLINE, Notary Public
Lower Gwynedd Twp., Montgomery Co.
My Commission Expires Aug. 5, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $185,000.00.

James B. Longacre
Affiant

Sworn to and subscribed before me this 25 day of October, 1982.

Notary Public

My commission expires: 1-17-86

H 14087

IDENTIF. REFERENCE

OCT 25 3 44 PM '82

FELIX A. MISCALL REGISTER
DAVIDSON COUNTY, TN

10/25/82 5965

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

RECEIVED OF _____

FOR _____

BOOK 5954 PAGE 565

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
			16500.00- CO	
			481.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 490.50-	
5900A	10/25/82	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 4 0 8 7

IDENTIF. REFERENCE

OCT 25 3 44 PM '82

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 906508