This instrument prepared by:
Don L. Smith, Attorney
Manier, White, Herod, Hollabaugh & Smith, P.C.
700 Metropolitan Federal Building
Nashville, TN 37219

WARRANTY DEED

BOOK 6013 PAGE 757

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMT Corporation (NAME:)	JMT Corporation (NAME:)	93-8-88
1021 South Sixth St. (STREET ADDRESS OR ROUTE NUMBER)	1021 South Sixth St. (STREET ADDRESS)	
Nashville, TN 37213 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37213 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged.

H 33554

IDENTIF. REFERENCE

MAR 2 9 22 AM '83

FIELDING HILLSON II REGISTER DAVIDSON COUNTY, TN

RUSH

Robert R. Pearsall and wife, Bess D. Pearsall,

have bargained and sold, and by these presents do transfer and convey unto the said JMT Corporation, a Tennessee corporation,

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 1 in the Pearsall Subdivision of record in Book 5190, page 696, Register's Office for Davidson County, more fully described as follows:

Beginning at a point in the westerly line of South 6th Street 75.89 feet northerly from the center of Davidson Street at the end of a curve with a radius of 35.00 feet; thence along the easterly line of South 6th St. N 30° 00' 00" W for a distance of 73.72 feet to an iron pin; thence leaving said R.O.W. N 58° 35' E for a distance of 197.36 feet to a point; thence S 30° 25' 05" E for 157.10 feet to a point in the northerly line of Davidson Street; thence along said R.O.W. of Davidson St. S 77° 00' 30" W for 182.26 feet to the beginning of a curve with a 35.00 foot radius; thence along said curve in a northwesterly direction for 44.59 feet to the point of beginning. Containing 0.586 ± Acres.

Being part of the same property conveyed to Robert R. Pearsall, et ux by deed from Hugh B. Mott, et al of record in Book 5207, page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Right of way for the L. & N. Railroad, as set out in two instruments of record in Register's Office, one from Davidson Benedict Company, dated April 11, 1904, of record in Book 295, page 182, and the other

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 01 day of March 1983

My commission expires: April 20, 1986 (Affix Seal)

Notary Public

from Life & Casualty Insurance Company, et al, dated December 15, 1941, of record in Book 1224, page 125, said Register's Office.

Easement conveyed to the City of Nashville, for interceptor sewer lines, from Cumberland Wood, Inc., as of record in Book 2157, page 290, said Register's Office.

There is presently a sewer line servicing Lot #2 of this subdivision which crosses Lot #1, the location of which is unknown.

A 6-foot private sewer easement on the Pearsall Subdivision Plan of record in Book 5190, page 696.

unimproved ( )
This is improved (X) property, known as Lot #1, Parcel 88, located at 1021 S. Sixth St., Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its *heirs and assigns, forever.*

And we *do covenant with the said* Grantees *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,* except for 1983 taxes which are to be prorated and assumed by Grantee and as otherwise noted herein.

And Grantors *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 31 *day of* March, *19*83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert R. Pearsall

Bess D. Pearsall

OFFICIAL RECEIPT

BOOK 6013 PAGE 759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. McClanahan, *a Notary Public in and for said County and State, the within named* Robert R. Pearsall and wife, Bess D. Pearsall

*the bargainor*s*, 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 Nashville, *Tennessee, this* 01 *day of* March, *19* 83.

J. McClanahan, *Notary Public.*

Commission Expires April 20, 1986.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6013 PAGE 760

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
			130000.00-	CO
			338.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 347.50-
			0213A03/02/83	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3355 4.

IDENTIF. REFERENCE

MAR 2 9 22 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 932271