This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address of New Owner(s):
Herbert M. Shayne, Trustee
P.O. Box 1310
Nashville, Tennessee 37202

Send Tax Bills to:
Same

Map Parcel No:
104-2-373
Field Book No.:
21W01920

# WARRANTY DEED

WHEREAS, the shareholders of CLINTON REALTY COMPANY, a Tennessee corporation, have adopted a Plan of Reorganization, involving the transfer of all the assets of CLINTON REALTY COMPANY; and

WHEREAS, the above referenced Plan of Reorganization calls for the transfer of the below described property to the shareholders of the CLINTON REALTY COMPANY; and

WHEREAS, the Shareholders have designated Herbert M. Shayne, Trustee, to receive and take title to the below described property for and on their behalf;

NOW, THEREFORE, pursuant to the above referenced Plan of Reorganization and for no monetary consideration, CLINTON REALTY COMPANY, a Tennessee corporation (the Grantor), has this day bargained and sold and does hereby transfer and convey to HERBERT M. SHAYNE, TRUSTEE, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person (the Grantee), his assigns and successors, a certain tract of land situated in Davidson County, Tennessee, to wit:

> Being Lot No. 2 on the Plan of Kate Shields' Subdivision of part of Lot 56 in the Boyd Cockrill Spring Tract, as of record in Book 57, page 77, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon of record in Book 5454, page 603, said Register's Office, as follows:
>
> Beginning at a point in the southerly margin of West End Avenue 81.26 feet, more or less, from the south-west corner of the intersection of West End Avenue and Thirtieth Avenue, South; thence S 39° 24' E 138.41 feet to a point in the northerly margin of a public alley, thence, along the northerly margin of said alley 42.5 feet, more or less, to a point; thence northwardly 127.7 feet, more or less to the southerly margin of West End Avenue; thence N 36° 00' E 44 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to the Grantor by deed from Thos. G. Brown and wife, Ruth Wellborn Brown of record in Book 1515, page 548, said Register's Office.
>
> Current property taxes to be assumed by Grantee.
>
> The above described property is conveyed expressly subject to the following:

1. A certain agreement concerning the easterly boundary of the above-described property made by and among the Grantor, Shoney's, Inc. and John U. Wilson of record in Book 5454, page 598, said Register's Office.

2. A certain agreement made by and among the Grantor, H. M. & L. Company, a partnership, Joseph B. Ledbetter and wife, Candice Ledbetter, d/b/a Turnbull's, Bill Prisock and wife, Diane Prisock and Lamar Advertising of Tennessee, of record in Book 5631, page 426, said Register's Office.

3. Such part of the right-of-way of West End Avenue, if any, as may be included within the bounds of the above described property.

This is improved property located generally at 3007 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his assigns and successors, forever.

06/02 175.50- CHECK
1795

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds itself, its assigns and successors to warrant and forever defend the title to said real estate to said Grantee, his assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has executed this instrument on this 26 day of May, 1983.

CLINTON REALTY COMPANY

By: Bernard Werthan, Jr.
Bernard Werthan, Jr.
President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard Werthan, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Clinton Realty Company, the within named bargainor, a corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at Nashville, Tennessee, this 26 day of May, 1983.

Joan Patterson
Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

M E Dailey
Affiant

Subscribed and sworn to before me, this 26 day of May, 1983.

Joan Patterson
Notary Public

My Commission Expires: 10-20-85

RUSH

IDENTIF. REFERENCE

JUN 2 8 52 AM '83
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H.S. 136.4

# OFFICIAL RECEIPT

FELIX Z. WILSON, III
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 65000.00- CO | |
| | | | 169.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 175.50- | |
| | | | 1795A06/02/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5. 1 3 6. 4.

IDENTIF. REFERENCE

JUN 2 8 02 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 953151