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

BOOK 6067 PAGE 712

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

Send Tax Bills to:
Same

Map Parcel No:
92-4-349
Field Book No.:
3W06910

WARRANTY DEED

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

WHEREAS, the above-referenced Plan of Reorganization calls for the transfer of the below-described property to the shareholders of EIGHTH AVENUE 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, EIGHTH AVENUE 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 a lot marked "D" and School Lot on the plan of Samuel Watkins Estate, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee.
>
> Said Lot "D" fronts 100 feet on the westerly side of 12th Avenue North, formerly Clay Street and runs back between parallel lines, with the northerly margin of an alley, 140 feet to an alley in the rear.
>
> Being the same property conveyed to the Grantor by deed from Thomas M. Evans and wife, Virginia Richey Evans, of record in Book 1880, page 299, said Register's Office.
>
> Current property taxes to be assumed by Grantee.

This is unimproved property located generally at 609-11 Twelfth Avenue, North, 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.

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.

EIGHTH AVENUE REALTY COMPANY

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

06/02 37.75- CHECK

1799

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 Eighth Avenue 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 26th day of May, 1983.

Jean 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 $13,000.00.

RE Jaeckey
Affiant

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

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

RUSH

IDENTIF. REFERENCE

JUN 2 8 56 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

H 5.1368

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6067 PAGE 714

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
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 37.70-	
			1799A06/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 3 6 8

IDENTIF. REFERENCE

JUN 2 8 36 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953155