| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Joseph A. Pinhal AKA Buddy Lee | Same | 93-13-158 |
| (NAME) | (NAME) | |
| 38 Music Square E. | | 10W-04865 and |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 93-13-332 |
| Nashville, TN. 37212 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 10W-01515 |

# WARRANTY DEED

BOOK 6103 PAGE 567

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS

cash in hand paid by the Grantee and other good and valuable considerations the receipt and sufficiency of which the Grantors do hereby acknowledge,

We, Isom H. Long, Floyd Malcolm Long, Flossie Long Anderson and Myra Elaine Long, the lawful heirs of HUBERT LONG, the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH A. PINHAL a/k/a/ BUDDY LEE AND WIFE, YOLANDA GUTIERREZ PINHAL

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 45 feet of Lot No. 56 on the Map of Sigler's Addition, as of record in Plat Book 1, page 4, (Chancery Court) and Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 45 feet on the easterly margin of 16th Avenue South, now Music Square East, and extends back between parallel lines 168 feet to an alley in the rear.

Being all the same property conveyed to Hubert Long by deed of record in Book 3311, page 471, said Register's Office, the said Hubert Long having since died testate in Davidson County on September 7, 1972, see Davidson County Probate Rule No. 57604. The said Grantors being the named beneficiaries under the will of the said Hubert Long.

This conveyance is subject to 1983 property taxes which have been pro-rated this date and the Grantee assumes in full.

Being the southerly 86 feet of Lot No. 54 on the Map of Sigler's Addition to Nashville, as of record in Plat Book 1, page 4 (Chancery Court) and Register's Office for Davidson County, Tennessee.

said part of Lot No. 54 fronts 117 feet along the northerly margin of the southerly 20-foot alley and extends back in a northerly direction 86 feet between parallel lines bounded on the west by another 20-foot alley and on the east by Lot No. 53 to a northerly line on which it measures 117 feet, which is the southerly line of the CBS property as divided by deeds between the parties at Book 4018, page 396 and Book 4001, page 789, R.O.D.C.T.*

This is improved ( ) unimproved (xx) property, known as 38 Music Square East, Nashville, TN. 37203
(House Number) (Street)
and unimproved property to the rear of said 38 Music Square East
(P. O. Address) (City or Town) (Zip Code)

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, their 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, 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of June, 1983.

ISOM H. LONG

FLOYD MALCOLM LONG

FLOSSIE LONG ANDERSON

MYRA ELAINE LONG

07/2 17 CHECK

$175

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6103 PAGE 568

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd Malcolm Long, Flossie Long Anderson and Myra Elaine Long

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, TN. this 15th day of June, 1983.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE
COUNTY OF

* Being all the same property conveyed to Hubert Long by deed at Book 4018, page 396, and the southerly 86 feet of the same property conveyed to Hubert Long by deed at Book 3888, page 890 (the northerly part having since been conveyed by said deed at Book 4001, page 789), all recording references to Register's Office for said County. The said Hubert Long, having since died, as referenced in the above derivation clause.

This conveyance is subject to 1983 property taxes which have been prorated this date and the Grantee assumes in full.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 675,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Joseph A. Conlan Brady Lee

Sworn to and subscribed before me
this 15th day of June, 19 83.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston, Jr.

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215

Name | Address

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named ISOM H. LONG, the bargainor with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 1983.

Marbut Glenn Gaston, Jr.
Notary Public

Comm. expires: 10-21-84

WARRANTY DEED

FROM Isom H. Long, et al

TO

RUSH

Pioneer National Title Insurance Company
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILED JUL 27 3 PM '83
REGISTER

IDENTIF. REFERENCE

H 6 3 1 8 8

7

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6103 PAGE 569

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 675000.00- CO | |
| | | | 1755.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 1761.50- | |
| 5175A | 07/27/93 | DAL | .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 3 1 8 8

IDENTIF. REFERENCE

JUL 27 3 43 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966821