This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

F: MILES EZELL AND ESTATE
OF ALBERT J. GASSER

TO

A. D. RINGEMANN, TRUSTEE

For draftsman's use

Prepared By:
Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

BOOK 6104 PAGE 198

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. D. RINGEMANN, TRUSTEE	New Owner (NAME)	Map 118-2
c/o Jim Steven Realty + Auction (NAME)		Parcel 277
3937 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH-1452
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H63402

IDENTIF. REFERENCE

JUL 28 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$1,600.00 Tom G. Coleman Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 1983.

Frida Worden
Notary Public

MY COMMISSION EXPIRES: 10/21/84

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in Consideration of the sum of ONE THOUSAND SIX HUNDRED AND NO/100 ($1,600.00) **DOLLARS**

Cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Joseph W. Gasser, Mrs. June Hardy, Mrs. Rose D. Ramsey, Elroy Diatikar, Mrs. Dorothy G. Primm, Mrs. Ruth G. Fourier, Mrs. Ethel L. Head, Eleanor G. Rogers, Julie G. Fisher, Edward W. Gasser, beneficiaries, and under the Last Will and Testament of Albert J. Gasser, deceased, and F. Miles Ezell and wife, Estelle T. Ezell,

have bargained and sold, and by these presents do transfer and convey unto the said

A. D. RINGEMANN, TRUSTEE with full power to sell, mortgage, or otherwise convey without the joinder or disclosure of any beneficiary, ~~his successors~~ **and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County. Said property is more particularly described according to a survey by Barge, Waggoner and Sumner, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the westerly margin of the Louisville and Nashville Railroad Company right-of-way, said point being the southwest corner of the Crescent Amusement Co. property and the point of intersection of the westerly margin of the Louisville and Nashville Railroad Company right-of-way and a line north of, parallel to, and 50 feet from the center line of the abandoned Tennessee Central Railway Company main tract; thence with the said Louisville and Nashville Railroad Company westerly margin S. 2 deg. 48' West 59.37 feet to an iron pin; being the center line of the said abandoned Tennessee Central Railway Company main tract; thence with said center line South 60 deg. 09' West 35.63 feet to an iron pin; thence South 2 deg. 48' West 59.37 feet to an iron pin in the northerly line of the B. Walter Ernst property; thence with the northerly boundary of the said Ernst property South 60 deg. 09' West 118.41 feet to an iron pin; thence North 1 deg. 16' West 113.81 feet to an iron pin in the southerly line of the Crescent Amusement Co. property; thence with said Crescent Amusement Co. property line North 60 deg. 09' East 163.65 feet to the point of beginning, containing 0.32 acres, more or less.

Being part of the same property conveyed to Albert J. Gasser and F. Miles Ezell by deed from A. Battle Rodes, as of record in Book 4426, Page 413, Register's Office for Davidson County, Tennessee. The said Albert J. Gasser having since died and by his Will of record in Will Book 132, Page 660, Office of the Probate Court Clerk for Davidson County, Tennessee

The beneficiaries under the Will of Albert J. Gasser also join in this conveyance. Estelle T. Ezell joins in this conveyance to convey any marital rights she may have.

This instrument is made subject to a perpetual easement granted to Tennessee Electric Power Company of record in Book 1072, Page 62, said Register's Office and to all applicable local government planning, building and zoning regulations.
Note: There is lack of access to the property herein described.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 SUCCESSORS ~~heirs~~ and assigns, forever.

And WE do covenant with the said GRANTEE 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.

do further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE HIS SUCCESSORS ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 14th day of July, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and

F. Miles Ezell
F. MILES EZELL

Estelle T. Ezell
ESTELLE T. EZELL

Mrs Ethel L. Head
MRS. ETHEL L. HEAD

Eleanor G. Rogers
ELEANOR G. ROGERS

Julie G. Fisher
JULIE G. FISHER

Edward W. Gasser
EDWARD W. GASSER

Joseph W. Gasser
by Ethel L. Head as attorney in fact
JOSEPH W. GASSER

Mrs. June Hardy
by Ethel L. Head, as attorney in fact
MRS. JUNE HARDY

Mrs Rose D. Ramsey
by Ethel L. Head as attorney in fact
MRS. ROSE D. RAMSEY

Mrs Elroy Diatikar
by Ethel L. Head, as attorney in fact
ELROY DIATIKAR

Mrs Dorothy G. Primm
by Ethel L Head as attorney in fact
MRS. DOROTHY G. PRIMM

Mrs Ruth G. Fourier
by Ethel L. Head attorney in fact
MRS. RUTH G. FOURIER

BOOK 6104 PAGE 200

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 F. MILES EZELL AND WIFE, ESTELLE T. EZELL, the bargainors, 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 20th day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of the FIRST AMERICAN BANK OF NASHVILLE, N.A., 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 himself as _____.

Witness my hand and seal, at office in Nashville, Tennessee, this _____ day of _____, 1983.

_____
NOTARY PUBLIC

My commission expires: _____.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MRS. ETHEL L. HEAD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1983.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

BOOK 6104 PAGE 201

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIE G. FISHER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1983.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of July, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ethel L. Head, to me known to be the person who executed the foregoing instrument in behalf of JOSEPH W. GASSER, and acknowledged that she executed the same as the free act and deed of the said Joseph W. Gasser.

Witness my hand and seal at Nashville, Tennessee, this 20th day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-83.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of July, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ethel L. Head, to me known to be the person who executed the foregoing instrument in behalf of MRS. JUNE HARDY, and acknowledged that she executed the same as the free act and deed of the said Mrs. June Hardy.

Witness my hand and seal at Nashville, Tennessee, this 20 day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-83.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of July, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Ethel L. Head, to me known to be the person who executed the foregoing instrument in behalf of MRS ROSE D. RAMSEY, and acknowledged that she executed the same as the free act and deed of the said Mrs. Rose D. Ramsey.

Witness my hand and seal at Nashville, Tennessee, this 20th day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

BOOK 6104 PAGE 202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of July, 1983, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ethel L. Head, to me known to be the person who executed the foregoing instrument in behelf of ELROY DIATIKAR, and acknowledged that she executed the same as the free act and deed of the said Elroy Diatikar.

Witness my hand and seal at Nashville, Tennessee, this 20 day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of July, 1983, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ethel L. Head, to me known to be the person who executed the foregoing instrument in behalf of MRS. DOROTHY G. PRIMM, and acknowledged that she executed the same as the free act and deed of the said Mrs. Dorothy G. Primm.

Witness my and and seal at Nashville, Tennessee, this 20 day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20 day of July, 1983, before me the undersigned, a Notary Public in and for said County and State, personally appeared Ethel L. Head, to me known to be the person who executed the foregoing instrument in behalf of MRS. RUTH G. FOURIER, and acknowledged that she executed the same as the free act and deed of the said Mrs. Ruth G. Fourier.

Witness my hand and seal at Nashville, Tennessee, this 20 day of July, 1983.

Harold D. Mitchell
NOTARY PUBLIC

My commission expires: 7-19-87.

07/28 19.5.61 82720

3454

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

BOOK 6104 PAGE 203

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

1600.00- CO
4.16 CO TX
.50 PRFEE
15.00 WDEED
CHECK 19.66-
5454A07/28/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H6.34402

IDENTIF. REFERENCE

JUL 28 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967090