Book 21

WARRANTY DEED

BOOK 6113 PAGE 770

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: 5/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hunter Short, Attorney, 323 Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan T. Wall (NAME)	Same (NAME)	Map 94-9
3104 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 44 & 45
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A. James Reeves and wife, Mettawe L. Reeves,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan T. Wall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, TWO (2) TRACTS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" attached hereto.

H 6 6 4 0 1

IDENTIFICATION REFERENCE

AUG 11 10 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This is unimproved (X) improved ( ) property, known as 2 tracts, Hermitage Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 9th day of August, 1983

A. James Reeves

Mettawe L. Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. James Reeves and wife, Mettawe L. Reeves,

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 9th day of August, 1983

Commission Expires 1-18-87

Gail H. Moore
Notary Public

NOTARY PUBLIC DAVIDSON (SEAL)

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

WARRANTY DEED

FROM
A. James Reeves and wife,

Mettawe L. Reeves

TO
Nathan T. Wall

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

EXHIBIT "A"

TRACT 1

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 31 and the westerly part of Lot No. 32 on the Plan of Pageot's Fairfield Village Lots, a Plan of which is of record in Book 21, page 82, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Hermitage Avenue; at a point 62-1/2 feet west of the westerly margin of Stanley, formerly Petway Street, being the southwest corner of the property conveyed to J. L. Taylor and wife, by deed from H. C. Criswell and wife, of record in Book 670, page 656, said Register's Office; thence with said Avenue, westwardly 50 feet, more or less, to the southeast corner of the property conveyed to Mary L. Dodd by deed from Mattie McKinley, of record in Book 762, page 325, said Register's Office; thence with said Dodd's easterly line, northwardly 184 feet, more or less, to the southerly margin of an alley; thence with said alley eastwardly 44 feet, more or less, to the northwest corner of said Taylor property; thence with Taylor's westerly line, southwardly 183 feet, more or less, to the beginning.

Being the same property conveyed to A. James Reeves and wife, Mettawe L. Reeves, by deed of record in Book 5763, page 872, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 33 and the easterly part of Lot No. 32 on the Plan of Fairfield Village of record in Book 21, page 82, said Register's Office.

Beginning at the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 53 feet 2 inches to the northeast corner of a part of said Lot No. 32, formerly owned by Paget, and afterwards owned by Beadle; thence with the easterly line of said Paget Lots, southerly 187 feet, more or less, to the northerly margin of Hermitage Avenue; thence with the northerly margin of said Avenue, easterly 62-1/2 feet to the beginning.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land being a part of Lot No. 33 which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5031, page 479, said Register's Office, described as follows: Beginning in the northwest corner of Hermitage Avenue, formerly Fillmore Street or the Lebanon Pike and Stanley Street, formerly Petway Street, being the southeast corner of said Lot No. 33; thence with the westerly margin of Stanley Street, northerly 188 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 10.05 feet to a point; thence southerly 145.09 feet with the new relocated westerly margin of Stanley Street, the same being parallel to and 10 feet west of the present westerly margin of Stanley Street to a point; thence southwesterly 59.36 feet around a curve that has a 35-foot radius to a point; thence south 86° 26' East 49.76 feet along the present north margin of Hermitage Avenue to the point of beginning and containing 1,568 square feet.

Being the same property conveyed to A. James Reeves and wife, Mettawe L. Reeves, by deed of record in Book 5763, page 875, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 126.50-	
8957A08/11/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 4 0 1

IDENTIFICATION REFERENCE

AUG 11 10 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970496