OFFICIAL RECEIPT

This Instrument Prepared By:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6229 PAGE 744

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
C & L PROPERTIES 310 Madison St. Madison, Tn 37115	SAME	42-16 154, 161

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, H. RODES HART ("Grantor") has bargained and sold, and by these presents does transfer and convey unto C & L PROPERTIES, a partnership composed of John K. Cartwright and Herschel Lassiter ("Grantee"), its successors and assigns, a 1/4 undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said Lot No. 21 fronts 163.5 feet on the northerly side of Madison Station Road and runs back 333.05 feet on the easterly line and 355.3 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad to the southerly line of Lot No. 22, measuring 129.7 feet thereon.

Said Lot No. 22 fronts 104.3 feet on the southerly side of Woodruff Street and runs back 285 feet, more or less, on the easterly line and 278.8 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad, to the northerly line of Lot No. 21, measuring 129.7 feet thereon.

Being the same property conveyed to A. B. Rodes, Mrs. Patti Rodes Hart and First American National Bank of Nashville as Trustees under an agreement dated December 15, 1941, between Henry E. Rodes and said Trustees, by deed dated October 31, 1955, of record in Book 2481, page 460, said Register's Office; and of which property a 1/4 undivided interest was inherited by H. Rodes Hart pursuant to Article V of said Trust Agreement.

This is improved property known as 310 Madison Street, Madison (Nashville), Tennessee.

Said property is unencumbered except for taxes for the current year which have been prorated and assumed by the Grantee. ~~and a chartered Right-of-Way of L & N Railroad lying within the boundary of the premises.~~ HRH

To have and to hold the said 1/4 undivided interest in and to the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said 1/4 undivided interest in and to the said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above set forth. And Grantor does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said 1/4 undivided interest in and to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Patricia Ingram Hart, wife of H. Rodes Hart, joins herein for the purpose of acknowledging and consenting to this conveyance and for the purpose of conveying any interest in said property that she may have by virtue of her marriage to H. Rodes Hart.

WITNESS our hands this 9th day of February, 1984.

H. Rodes Hart

Patricia Ingram Hart

Patricia Ingram Hart

OFFICIAL RECEIPT

STATE OF TENNESSEE)
CCUNTY OF DAVIDSON)

BOOK 6229 PAGE 746

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. RODES HART and wife, PATRICIA INGRAM HART, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of February, 1984.

Valerie M. Wright
Notary Public

My Commission Expires:

January 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the said 1/4 undivided interest in and to said property (whichever is greater) is $68,750.00.

John K. Cartwright
Affiant

Sworn to and subscribed before me, this 9 day of February, 1984.

Notary Public

My Commission Expires:

7-27-86

RUSH

I 0 2 6 7 9

IDENTIF. REFERENCE

FEB 10 | 09 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5229 PAGE 747

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

68750.00- CAMT.
176.62 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 193.12-
2586A02/10/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10267.9

IDENTIF. REFERENCE

FEB 10 1 09 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 12813