VIII-C/SA25

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

BOOK 6307 PAGE 48

WARRANTY DEED

Address New Owner(s) as follows: Send Tax Bills to: Map/Par. No.

Robert B. Davis, Jr. — Same — 93-9
7409 Harper Road — — Par 191
Joelton TENN — —

For and in consideration of the sum of EIGHTY THOUSAND ($80,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TENNESSEE VISUAL EDUCATION SERVICE, INC., 1001 Woodland Street, Nashville, Tennessee 37206, hereinafter referred to as the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT B. DAVIS, JR., his heir heirs 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 parts of Tract "A" and part of Lot No. 5 on the Map of the Subdivision of the Nashville Investment Company Lots, of record in Book 57, page 96, Register's Office for said County, and more particularly shown on the survey made by James A. Hamilton, Jr., Surveyor, dated April 8, 1970, as follows:
>
> BEGINNING at an iron pin in the easterly margin of South 10th Street at the end of a curve leading from Woodland Street; thence continuing with South 10th Street, northerly 41.09 feet to a railroad spike; thence leaving the Street northeasterly 75.56 feet to an iron pin in the northerly margin of Woodland Street; thence southeasterly 54.26 feet to an iron pin in the northerly margin of Woodland Street; thence with said Street, westerly 5.11 feet to an iron pin; thence northerly with an offset 3.16 feet to an iron pin; thence continuing with the northerly margin of Woodland Street, westerly 77.41 feet to an iron pin; thence with the curve, northwesterly with a range of 9.5 feet and a tangent of 13.82 feet, a distance of 18.41 feet to the point of beginning.
>
> Being the same property conveyed to Tennessee Visual Education Service, Inc., a Tennessee corporation, by deed from Harry Sadler, of record in Book 4525, page 253, Register's Office for Davidson County, Tennessee.

This is unimproved( ) improved (X) property, known as 1001-1003 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and Grantor does covenant with the said Grantee(s) that it is lawfully seized

and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself/its successors, assigns and representatives, to warrant and forever defend the title to said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness the hand of Grantor this 31 day of May 1984.

TENNESSEE VISUAL EDUCATION SERVICE, INC.

By _____
Robert B. Davis, Jr., President

By _____
Patricia L. Davis, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Steve Scott, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT B. DAVIS, JR. and PATRICIA L. DAVIS, with whom I am personally acquainted, and who, upon their oaths, acknowledged themselves to be the President and Secretary respectively of TENNESSEE VISUAL EDUCATION SERVICE, INC., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ROBERT B. DAVIS, JR. as such President, and attesting the same by the said PATRICIA L. DAVIS as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 31st day of May 1984.

_____ Notary Public

My commission expires My Commission Expires JAN. 30, 1985

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $ 80,000.00 .

_____ Affiant

Subscribed and sworn to before me this 31 day of May 1984.

_____ Notary Public

My commission expires: _____

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

RUSH

I2649 8

IDENTIF. REFERENCE

JUN 4 12 15 PM '84

FILED FOR RECORD
DAVIDSON COUNTY, TN

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

80000.00- CAPT.
208.00 CSTAX
.50 PRFEE
6.00 MORFD
CHECK 314.50-
1320A06/04/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 4 9 8

IDENTIF. REFERENCE

JUN 4 12 15 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0041204