This instrument prepared by: Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James T. Wall | James T. Wall | Map 104-4 |
| NAME: | NAME: | |
| 1104, 1106, 1108 16th Avenue South | 5401 Hillsboro Rd | Parcel Nos. |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | Nashville TN | 178, 179 & 180 |
| (CITY) (P.O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 6374 PAGE 330

Catherine Mountcastle Wall, hereinafter called Grantor,
*have this day bargained and sold, and do hereby transfer and convey unto the said* James T. Wall, hereinafter called Grantee,
his
~~successors~~ *heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

RUSH

[SEE ATTACHED LEGAL DESCRIPTION]

I 47570

IDENTIF. REFERENCE

SEP 5 10 57 AM '84

FEE $ DAVIDSON CO. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 194,000.00

Subscribed and sworn to before me, this the 5th day of September, 1984

Affiant

My ~~commission expires~~:
(Affix Seal)

Notary Public B. Edwards - Dep. Reg

unimproved( )
This is improved ( XX ) property, known as 1104-1108 16th Ave. South, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee, his
~~successors~~ *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 9th *day of* August *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

09/05/84 #13:9

Catherine Mountcastle Wall
Catherine Mountcastle Wall

7850

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personallly appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Catherine Mountcastle Wall

(or proved to me on the basis of satisfactory evidence)

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 9th *day of* August *19* 84

*Notary Public*

*Commission expires* June 21 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* *a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *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* *self as* *.*

*Witness my hand and seal, at office in* *this* *day of* *19* *.*

*Notary Public*

*Commission expires* *.*

WARRANTY DEED
FROM
TO

Compliments of
**Colonial Title Company**
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

LEGAL DESCRITPION

TRACT 1: Land in Davidson County, Tennessee, being the South 54 feet of Lot No. 3 on the map of O. J. Walsh and Robert V. Wrenne's Subdivision of certain lots in the Boyd Ament Tract, as of record in Book 182, page 464, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Said part of Lot No. 3 fronts 54 feet on the east side of 16th Avenue, South, and runs back between parallel lines 151.5 feet to an alley, the south line of the lot running along the north margin of an alley.

TRACT 2: Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 88, 89 and the north part of the west part of Lot No. 90 of the Boyd Ament Tract as of record in Book 21, page 83, Register's Office of Davidson County, Tennessee, and also that part of the original alley lying immediately north of said parts of lots and the parts of the lots above mentioned are better shown by a plan showing the dimensions embraced within Lots 88 and 95, inclusive, of record in Book 332, page 82, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the easterly margin of 16th Avenue South, 135 feet north of the northeast corner of said avenue and Edgehill; being the northwest corner of the property conveyed to George C. Bradley, by deed of record in Book 370, page 574, Register's Office of Davidson County, Tennessee; thence easterly along Bradley's north line 151.5 feet to Bradley's northeast corner; thence northerly along the westerly margin of Alley No. 438 extended, 34-1/2 feet more or less to the southeast corner of Lot 3 in Walsh and Wrenne's Subdivision of record in Book 182, page 464, Register's Office of Davidson County, Tennessee, thence westerly along the south line of Lot 3, being the north line of the closed alley, 151-1/2 feet to the easterly margin of 16th Avenue South; thence southerly along the easterly margin of said avenue, 34-1/2 feet more or less to the beginning.

TRACT 3: Land in Davidson County, Tennessee, being parts of Lots Nos. 88, 89 and 90 on the plan of the subdivision of the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office of Davidson County, Tennessee, and described according to a survey made by W. B. Southgate, Surveyoy, of record in Book 332, page 82, Register's Office of Davidson County, Tennessee as follows:

Beginning on the easterly margin of 16th Avenue South 100 feet northwardly from the northeast corner of said avenue and Edgehill Avenue; thence eastwardly 151.5 feet to the westerly margin of an alley; thence with said alley northwardly 35 feet; thence westwardly 151.5 feet to the easterly margin of 16th Avenue South; with said Avenue southwardly 35 feet to the beginning.

Being the same property conveyed to Grantor by deed from George W. Wallace of record in Book 6106, page 635, said Register's Office.

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6374 PAGE 583

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

194000.00- CAMT.
504.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 513.90-
7850A09/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 5 7 0

IDENTIF. REFERENCE

SEP 5 10 57 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066456