This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BK 435

BOOK 6474 PAGE 972

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Allen	SAME	
(NAME) 1005 META DRIVE	(NAME)	Map 105-2
(STREET ADDRESS OR ROUTE NUMBER) CINCINNATI, OHIO 45237	(STREET ADDRESS)	Parcel 256
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

cash in hand paid by Robert Allen, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

Hanson Duke and Billy S. McMurtry, as tenants in common

have this day bargained and sold, and do hereby transfer and convey unto the said Robert Allen

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, being the northerly parts of Lots Nos. 11 to 16, inclusive, all of Lots Nos. 17 and 18 and a 10 foot alley lying between Lot 17 and Lots Nos. 11 to 16 inclusive, on the plan of Alexander W. Campbell and wife's Addition to South Nashville, as of record in Book 18, page 649, Register's Office for said County, described partly according to a survey made by Anderson-Delk & Associates, Inc., dated January 11, 1985, as follows:

Beginning at a point on the Northerly margin of Vine Street, said point being the most Northwesterly corner of the herein described tract and lying on the Easterly line of the Metro Government Park Board Property, as of record in Book 5145, Page 782, Register's Office Davidson County, Tennessee; thence leaving said margin of Vine Street, and with said Metro Government Park Board line North 62 degrees, 34 minutes, 00 seconds East, a distance of 120.99 feet to a point on the right-of-way of the Seaboard Systems Railroad; thence with the said Seaboard Systems right-of-way South 49 degrees, 52 minutes, 25 seconds East a distance of 161.88 feet, to a point on the Westerly margin of Oak Street; thence with said Westerly margin of Oak Street South 48 degrees, 21 minutes, 30 seconds West, a distance of 90.58 feet to a point; thence continuing with said margin of Oak Street and with a curve to the right, having a radius of 175.00 feet, a distance of 84.26 feet to a point; thence with a return curve to the right having a radius of 15.00 feet, a distance of 20.06 feet to a point on the Northerly margin of Vine Street; thence with the Northerly margin of Vine Street, North 27 degrees, 26 minutes, 00 seconds West, a distance of 157.86 feet to the point of beginning, containing 0.599 more or less acres. (Continued on Exhibit "A" on back page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 15th day of January 19 85

Affiant

My commission expires: 7-12-88
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 918 Vine Street, Nashville, Tennessee
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th day of January 19 85, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hanson Duke

Billy S. McMurtry

3217

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

Personally appeared before me, LORENE B. HARDING, *a Notary Public in and for said County and State,* Hanson Duke and Billy S. McMurtry, as tenants in common

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

Witness my hand and official seal at NASHVILLE *Tennessee, this* 15TH *day of* JANUARY, *19* 85

Commission expires 7-17-88

Notary Public

NOTARY PUBLIC AT LARGE

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 .....

EXHIBIT "A"

Being the same property conveyed to Hanson Duke and Billy S. McMurtry, as tenants in common by deed from R. R. Pearsall and John C. Jenkins, Jr., as tenants in common, of record in Book 5679, page 226, Register's Office for Davidson County, Tennessee.

01/16 331.20 CHECK

1.7.9.5.1

IDENTIFICATION REFERENCE

JAN 16 3 21 PM '85

FELIX Z. HUDSON CLK. REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM
Hanson Duke and Billy S. McMurtry, as tenants in common

TO

Robert Allen

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

BOOK 6474 PAGE 974

RECEIVED OF _____

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

125000.00- CAMT.
325.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 331.50-
3717A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 9 5 I

IDENTIF. REFERENCE

JAN 15 3 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101339