E ox 14

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-3129

BOOK 6559 PAGE 684

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Investment Services (NAME) | SAME (NAME) | 105-6-106 |
| 1210 8th Ave. South (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 16W-5830 |
| Nashville Tn. 37203 (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, RICHARD S. MEANS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO INVESTMENT SERVICES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO.

J 0 5 7 4 0

T IDENTIF. REFERENCE

MAY 17 11 06 AM '85

REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 1210 8th Avenue, South (House Number) (Street) Nashville (P. O. Address) (City or Town) 37203 (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 my hand this 10th day of May, 19 85

Richard S. Means

BOOK 6559 PG 685

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Means

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 19 85.

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

**WARRANTY DEED**

FROM

Richard S. Means

TO

Investment Services, , a Tenn. General Partnership

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"



TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 5 and the northerly 3.4 feet of Lot No. 6 on the Map of Frank G. Ignatz Subdivision of Lot No. 1 on the division of the Horton Lands, as of record in Book 421, page 21, Register's Office for said County.

Said Lot No. 5 and part of 6 front together 50.1 feet on the easterly side of 8th Avenue South, as widened, formerly Spruce Street, and runs back 143.6 feet on the northerly line and 144.1 feet on the southerly line to an alley, measuring 50.1 feet thereon.

Excluded from said TRACT ONE is the following, the same having heretofore been conveyed to Metropolitan Development and Housing Agency; as of record in Book 5116, page 330, said Register's Office:

Parts of Lots Nos. 5 and 6 on the division of the Horton Lands, of record in Book 421, page 21, said Register's Office, described as follows:

Beginning at a point, said point being 187 feet, more or less, in a southerly direction along the easterly boundary of Eighth Avenue South, measured from the southeast intersection of Chestnut Street and Eighth Avenue South; thence along a line in an easterly direction a distance of 15 feet, more or less, to a point; thence along a line in a southerly direction a distance of 50 feet, more or less, to a point; thence along the easterly boundary of Eighth Avenue South in a northerly direction, a distance of 50 feet, more or less, to the point of beginning, and containing 750 square feet, more or less.

TRACT TWO: Being a parcel of land marked "Reserved" on the Plan of Edgehill Estates, Section 62, of record in Book 4660, page 151, said Register's Office, described as follows:

Beginning at a concrete monument in the east margin of the proposed right of way of 8th Avenue South, said concrete monument being located in the North line of Lot 5 on the Plan of the Frank G. Ignatz Subdivision of record in Book 421, page 21, said Register's Office; thence leaving said right of way with the North line of said Lot 5, North 85 degrees 03' East, 128.10 feet to an iron pin in the West margin of Alley 402; thence with the margin of the same, North 7 degrees 30' West, 30.01 feet to an iron pin; thence leaving said alley and with the South line of Lot 1 on the Plan of Edgehill Estates, Section 62, West 127.54 feet to an iron pin in the East margin of the proposed right of way of 8th Avenue South; thence with the margin of the same South 6 degrees 26' East, 30.01 feet to the point of beginning.

Being the same property conveyed to Richard S. Means by deed from James W. Bilyeu and wife, Wadean H. Bilyeu as of record in Book 5609, page 963, said Register's Office.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6559 PAGE 687

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 167000.CO- CAMT. | |
| | | | 434.20 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 443.70- | |
| 9203A05/17/85 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J.O 5.7.4.0.

IDENTIF. REFERENCE T

MAY 17 11 06 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 135856