BOOK 4471 PAGE 623

BEK 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $200,000.00.

Karl E. Haury Jr.
Affiant

Subscribed and sworn to before me, this 23rd day of April, 1985.

Notary Public

My Commission expires: 10-19-86

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:

Edwin W. Moats, Jr. and
Karl E. Haury, Jr.

Send Tax Bills to:

500 Church St.
Nashville, Tn. 37219

Map-Parcel Numbers

104-2-375
104-2-374 Is

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN U. WILSON,** as to Tract I, and **LENO FITZGERALD, TRUSTEE,** as to Tract II, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EDWIN W. MOATS, JR.,** and **KARL E. HAURY, JR.,** hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 1 in Miss Kate Shield's Subdivision of part of Lot 56 Boyd Cockrill Spring Tract which subdivision is of record in Book 57, page 77, Register's Office for said County.

Said Lot No. 1 fronts 43-9/12 feet on the southern side of Richland (or Harding) Pike and extends back between parallel lines 163-9/12 feet on the east side and 151-1/12 feet on the west side of a 10 foot alley in the rear.

Being the same property conveyed to John U. Wilson by deed from Eloise T. Kuhn, Joseph M. Timothy, Aileen T. Wrenne, Ann T. Coleman, Julia T. Craven, and Margaret Timothy, of record in Book 4371, page 834, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 6 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 of the Boyd Cockrill Spring Tract, of record in Book 161, page 77, Register's Office for said County, described according to a survey made by Barge Waggoner and Sumner, Inc., Engineers, August 3, 1965, as follows:

Beginning at a point in the southeasterly margin of West End Avenue, as widened, at its intersection with the southwesterly line of the property conveyed to Abe Zager by deed from Morgan W. Brown, et al., of record in Book 873, page 635, said Register's Office; thence with the southeasterly margin of said West End Avenue, South 36 degrees West

76.65 feet to the northeasterly line of the Timothy property; thence with same, South 39 degrees 05 minutes East 150.9 feet to the northwesterly margin of an alley; thence with same, North 36 degrees East 76.65 feet to a point opposite the corner of a block building owned by Abe Zager; thence North 39 degrees 05 minutes West with the wall of said block building and continuing in the same direction, in all 150.9 feet to the beginning.

Being the same property conveyed to Leno E. Fitzgerald, Trustee, by deed from First American Bank of Nashville, Trustee, of record in Book 4226, page 858, said Register's Office.

This conveyance is subject to:

1. Lease encumbering the premises between John U. Wilson, lessor, and Danner Foods, Inc., lessee, of which Shoney's, Inc., is successor, dated October 13, 1969, not of record, and rights and options of tenants pursuant thereto.

2. Permanent easement for cut slope adjacent to the southerly margin of West End Avenue, as widened, granted City of Nashville by Joseph G. Erwin, et al., dated February 9, 1951, filed March 9, 1951, and recorded in Book 1943, page 537, Register's Office for Davidson County, Tennessee. (Tract II)

3. Agreement between Clinton Realty Company, a Tennessee corporation, and Shoney's Inc. (formerly Danner Foods, Inc.), a Tennessee corporation, and John U. Wilson, of record in Book 5454, page 598, said Register's Office. (Tract I)

This property is not usual place of residence of Grantors.

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 Grantors covenant with the said Grantees that they 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 Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 23rd day of May, 1985.

9 7 3 8 3
T.I.D. IDENTIF. REFERENCE
MAY 24 10 33 AM '85
RECEIVED FOR RECORD
WILSON L.J.A.C. REGISTER
DAVIDSON COUNTY, TN

John U. Wilson

Leno Fitzgerald, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John U. Wilson and Leno Fitzgerald, Trustee, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1985.

Notary Public

My Commission Expires: 10-19-86

NOTARY PUBLIC DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6564 PAGE 625

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

200000.00- CAMT.
520.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 526.50-
1188A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J07383

IDENTIF. REFERENCE

MAY 24 10 33 AM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137788