FORM NO. WD-1

J 0 9 3 9 1

IDENTIF. REFERENCE

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JUN 3 10 13 AM '85

FEE $ REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 11/9/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth J. Smith, Atty., 219 Fifth Avenue North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Reed Capps (NAME)	Same (NAME)	93-10 432, 433;
5337 Murray Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W 10030 and
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13W 10025

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, Joel S. Garfinkle, Alan Garfinkle and Robert M. Garfinkle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Reed Capps

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:

BEING bounded on the Northwest by property of Rich; on the Northeast by Almond Street; on the Southeast by Peabody Street; on the Southwest by 4th Avenue South.

TRACT No. 1: Being Lots Nos. 43 and 44 on the Map of B. Clemen's Plan of Lots Laid Off out of the Old College Square Property, not of record, and described as follows:

BEGINNING at a point in the northeasterly margin of Peabody Street and 4th Avenue South, formerly Cherry Street; thence with the margin of 4th Avenue South, northerly 56 feet to a point; thence easterly 160 feet, more or less, to the westerly margin of Almond (formerly Hume) Street; thence with the margin of same, southerly 56 feet to the northerly margin of Peabody Street; thence with the margin of same, westerly 160 feet, more or less, to the point

(Description continued on reverse)

This conveyance is made subject to such portions of said tracts or parcels of land as may be located within the rights-of-way of said streets or avenues, and to such limitations and encumbrances as may affect the premises.

It is the intention of the grantors herein to convey the entire property identified as Parcels 432 and 433 on Map 93-10 of the Davidson County tax records, notwithstanding any discrepancies in the above property descriptions.

Subject property is not the usual place of residence of any of the grantors herein.

unimproved (X) This is improved ( ) property, known as Corner of 4th Avenue South and Peabody Street, Nashville, TN.
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 31st day of May 19 85

Joel S. Garfinkle
JOEL S. GARFINKLE

Robert M. Garfinkle
ROBERT M. GARFINKLE

Alan Garfinkle by Robert M. Garfinkle
ALAN GARFINKLE, by ROBERT MARTIN GARFINKLE, as attorney-in-fact, pursuant to a power of attorney recorded simultaneously herewith.

06/03 1149.50 - CHECK

3636

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel S. Garfinkle and Robert M. Garfinkle, two of the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May

Commission expires 1/19/88

Elizabeth Q Smith
Notary Public

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Garfinkle, to me known to be the person who executed the foregoing instrument in behalf of Alan Garfinkle, and who acknowledged that he executed the same as the free act and deed of said Alan Garfinkle.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1985.

Elizabeth Q Smith
NOTARY PUBLIC

My Commission Expires: 1/19/88.

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of beginning, and subject to any portions of said property within the rights-of-way of said Streets.

TRACT NO. II: Being Lot No. 45 and the southerly 12 1/2 feet of Lot No. 46 on the Plan of Lots laid out by the University of Nashville called "College Campus Lots", not of record described as follows:

BEGINNING on the easterly margin of 4th Avenue South, formerly Cherry Street, at a point 56 feet north of the northerly margin of Peabody Street; thence with the easterly margin of said Avenue, northwardly 37 1/2 feet to the southwest corner of the third tract described in deed to Nina Johnson Goodlett from W. M. Goodlett, of record in Book 904, page 336, Register's Office for said County; thence with said Goodlett's southerly line eastwardly 143.7 feet, more or less, to the westerly margin of Almond (formerly Thomas or Hume) Street; thence with said street, southwardly 37 1/2 feet; thence westwardly 143.7 feet, more or less, to the beginning.

TRACT No. III: Being the northerly 12 1/2 feet of Lot No. 46 and the southerly 5 feet of Lot No. 47 on the Plan of Lots laid out by the University of Nashville, called "College Campus Lots" not of record, described together as follows:

BEGINNING on the easterly margin of 4th Avenue South, formerly Cherry Street, as widened, at a point 83 1/2 feet north of the northerly margin of Peabody Street, being the northwest corner of the property conveyed to Eva R. Garfinkle by deed from J. Fred Hathcock and wife, of record in Book 1371, page 404, Register's Office for said County; thence with the easterly margin of said 4th Avenue South, as widened, northwardly 17 1/2 feet; thence eastwardly and parallel with the line between Lots Nos. 46 and 47, 145 feet, more or less, to the westerly margin of Almond (formerly Thomas or Hume) Street; thence with said Street, southwardly 17 1/2 feet to said Garfinkle's northeast corner; thence with Garfinkle's northerly line, westwardly 145 feet, more or less, to the beginning.

BEING the same property conveyed to Joel S. Garfinkle, Alan Garfinkle, and Robert M. Garfinkle, by deed from Eva R. Garfinkle, a widow, of record in Book 5094, page 438, Register's Office for Davidson County, Tennessee.

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
3636A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0939 T
IDENTIF. REFERENCE
JUN 3 10 13 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140176