File Box 42

BOOK 6609 PAGE 671

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HOWARD C. ADAMS	COMMERCE UNION BANK	Map 92-15
2206 Elliston Place	800 Main Street	Parcel 111
Nashville, TN 37203	Nashville, TN 37206	FB# 21W-1390

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED THOUSAND AND NO/100 ($200,000.00) DOLLARS, cash in hand paid, by HOWARD C. ADAMS, hereinafter referred to as "Grantee," MARSHALL I. KARR, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING land in Davidson County, Tennessee, being the east one-half of Lot 1 on the Percy D. Maddin Subdivision of Lots 8, 9, 10, 15, 16, and 17 of the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, Page 139, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Marshall I. Karr by Deeds from Rothberg & Karr Company, as of record in Book 5254, Page 683, said Register's Office, and from Ted Feldman, et al, as of record in Book 5780, Page 575, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Howard C. Adams
AFFIANT

Subscribed and sworn to before me this 5th day of July, 1985.

NOTARY PUBLIC

My Commission Expires: 7-27-86

This is improved property known as 2206 Elliston Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever, Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1985 ad valorem real property taxes, which have been prorated and assumed by Grantee, an easement for that portion of the real property lying within the bounds of Elliston Place, an easement for a party wall with the adjoining building at 2208 Elliston Place, and and matters shown on the Plan of the Percy D. Maddin Subdivision of Lots 8, 9, 10,

07/1[illegible] CHECK

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15, 16 and 17, and the west one-half of Lots 11 and 18 of the Elliston Lands, a plat of which is of record in Book 57, Page 139, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Jacquelyn R. Karr, wife of Grantor, has joined in the execution of this instrument for the purpose of conveying the marital rights, if any, which she may have in said real estate and for no other purpose.

This instrument shall also serve as a Bill of Sale with respect to any personal property located in, on or about the said real estate except for the oven, cooking utensils and trade fixtures located therein, owned by The Christie Cookie Company and/or W. Christie Hauck.

IN WITNESS WHEREOF, Grantor and his wife have executed this General Warranty Deed on this 15th day of July, 1985.

MARSHALL I. KARR

JACQUELYN R. KARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. REASOR, JR., a Notary Public in and for said County and State, the within named MARSHALL I. KARR, 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 15th day of July, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. REASOR, JR., a Notary Public in and for said County and State, the within named JACQUELYN R. KARR, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 15th day of July, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-27-86

J 2: 1: 7: 3 T IDENTIF. REFERENCE Jul 18 2 29 PM '85 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

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

200[illegible] .00- CONT.
520.[illegible]0 STAX
.50 PRFE[illegible]
6.00 MOE [illegible]
CHECK 526.50-
9002A07/18/85 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1: 7: 3 1

IDENTIF. REFERENCE

JUL 18 2 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155167