FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July 1985

Notary Public

MY COMMISSION EXPIRES: 1/12/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 218 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ansel L. Davis (NAME)	SAME (NAME)	93-6-2-101
3417 Valley Brook Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W-10
Nashville, Tennessee 37215 (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, E. K. HARDISON, JR. and LOUISE HARDISON MCCOY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANSEL L. DAVIS, TRUSTEE with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary,
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 in the 12th Ward of the City of Nashville, on the southerly side of Broad Street next west of the alley lying between First and Second Avenue, said avenue formerly known as Front and Market Street respectively:

Beginning at the southeast corner of Broad Street and Basin Alley, running thence with said easterly margin of said Basin Alley southerly one hundred and fifty (150) feet to the northerly margin of New Cross Alley; thence with the northerly margin of said New Cross Alley easterly fifty (50) feet, and thence parallel with the first line northerly one hundred and fifty (150) feet to the southerly margin of Broad Street; thence with the southerly margin of Broad Street fifty (50) feet to point of beginning, and being composed of parts of lots Nos. 1 and 4 on the plan of the "Upper Ferry" property as found of record in Book "R", pages 420 and 421, Register's Office for said County.

And being the same property which was conveyed by Eloise C. Stochell to Martha A. Cooper by deed of January 24, 1913 of record in Book No. 533, page 366, RODC Tennessee; and conveyed by Martha A. Cooper to M.E. Derryberry Company, a corporation, by deed of record in Book 542, page 73, RODC Tennessee, and being the same property conveyed to the Spot Cash Company by M.E. Derryberry Company by deed of record in Book 699, page 61, RODC, Tennessee.

Being the same property conveyed to Clara Warner Hardison for life, with remainder to the said E. K. Hardison, Jr. and Louise Hardison McCoy by deed from E. K. Hardison of record in Book 1430, page 184, Register's Office for Davidson County, Tennessee. The said Clara Warner Hardison having since died.

This is improved (X) unimproved ( ) property, known as 105-107 Broadway (House Number) (Street) Nashville (P. O. Address) Tennessee (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 our hands this 30th day of July, 1985

E. K. HARDISON, JR.

LOUISE HARDISON MCCOY

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 E. K. Hardison, Jr. and Louise Hardison McCoy

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 30 day of July, 1985.

Mary C Irwin Notary Public

Commission Expires 1-18-87

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___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

27588

IDENTIFICATION REFERENCE

AUG 9 3 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			475000.00- CONT. 1235.00 STAX .50 PRFEE 6.00 MDEED CHECK 1241.50-	
6199A	08/09/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.5 8.8

IDENTIFICATION REFERENCE

AUG 9 3 17 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 162189