BOOK 37 ATF

BOOK 6701 PAGE 759

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Boyde W. Jones<br>904 Buchanan St.<br>Nashville, Tennessee<br>37208 | Same | Map 81-08<br>Parcels 24 and 25 |

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Raymond W. Waller and George David Waller, III, Co-Executors of the Estate of Julia A. Waller (deceased) and not individually (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Boyde W. Jones (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to ~~the~~ following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. An easement or right of way for the use of the public in and to a strip or parcel of land rectangular in shape, approximately 16-feet wide and 145-feet long along Buchanan Street as set out in the deed to the City of Nashville of record in Book 1129, page 503, said Register's Office, to which reference is here made for a more complete description of said easement.

3. Terms, provisions, requirements, conditions, agreements and stipulations contained in the lease dated March 16, 1959, by and between Julia A. Waller and The Great Atlantic and Pacific Tea Company, a

short form of which is of record in Book 2946, page 607, said Register's Office, as extended by instruments of record in Book 4044, page 928, and Book 4517, page 876, said Register's Office, and any amendments thereto or subleases thereunder.

4. Terms, provisions, requirements, conditions, agreements and stipulations contained in the unrecorded lease dated October 1, 1973, by and between Julia A. Waller and Malone & Hyde, Inc., and any amendments thereto or subleases thereunder.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

George David Waller, III, Exec.
Affiant

Subscribed and sworn to before me this 4th day of November, 1985.

Alan T. Foster
Notary Public
My Commission Expires: 3-8-89

This is improved property, known as 904 Buchanan Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee 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 except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Raymond W. Waller and George David Waller, III, execute this Deed and make such warranties, covenants and

representations as are contained herein only in the capacity of Co-Executors of the Estate of Julia A. Waller, deceased, and not individually, and such covenants and warranties shall bind only the Estate of Julia A. Waller, deceased, and not the personal estate of the Co-Executors.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 4th day of November, 1985.

Raymond W. Waller

Raymond W. Waller, Co-Executor
Estate of Julia A. Waller, deceased

George David Waller III, Co-Exec.

George David Waller, Co-Executor
Estate of Julia A. Waller, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ALAN T. FISTER, a Notary Public in and for said County and State, the within named Raymond W. Waller as Co-Executor of the Estate of Julia A. Waller, 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 4th day of November, 1985.

Alan T. Fister

Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ALAN T. FISTER, a Notary Public in and for said County and State, the within named George David Waller III, as Co-Executor of the Estate of Julia A. Waller, 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 4th day of November, 1985.

Alan T. Fister

Notary Public

My Commission Expires: 3-8-89

Exhibit A

TRACT I:

Land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1, 2, 3, & 4 on the map of J.L. Valentino's subdivision of Lot No. 1 of the Woodward Plan, called "Maple Grove" of record in Book 57, page 83, Register's Office for Davidson County, more particularly described as follows:

Lot No. 1 of the Woodward Plan called Maple Grove Plan, of record in Book 57, page 83, Register's Office for Davidson County fronts 56 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike, and runs back between lines 153 feet on the westerly side and 175 feet more or less on the easterly side along the westerly margin of Ninth Avenue North to an alley in the rear, on which it measures 13 feet.

Lot No. 2 and the easterly 18 2/3 feet of Lot No. 3 join, and front together 51 2/3 feet on the northerly side of Buchanan Street, and run back between lines 150 feet on the west line of the part of Lot No. 3, and 153 feet on the easterly line of Lot No. 2, to an alley on which they measure 51 2/3 feet.

Lot No. 4 and the remaining westerly 15 feet of Lot No. 3 adjoin and front together 48 1/3 feet on the northerly side of Buchanan Street and run back between parallel lines a distance of 150 feet to an alley.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property vested in the State of Tennessee for the use and benefit of the Department of Highways by Consent Judgment of record in Book 4173, page 46, said Register's Office, described as follows:

Land in Davidson County, Tennessee, beginning at the intersection of the northerly margin of Buchanan Street and the westerly margin of Ninth Avenue, said point of intersection being the southeasterly corner of Lot No. 1 of the Woodward Plan, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 1 also being part of that tract of land conveyed to Julia A. Waller by deed of record in Book 1338, page 518, Register's Office for Davidson County, Tennessee; thence along the northerly margin of Buchanan Street and the southerly boundary of said tract of land conveyed in Book 1338, page 518, Register's Office for Davidson County, Tennessee, North 75 degrees 33 minutes 46 seconds West 54.19 feet to a point; thence North 4 degrees 51 minutes 19 seconds West 9.74 feet to a point; thence eastwardly along an arc curving to the right and having a radius of 603.96 feet, 45.15 feet to a point on the westerly margin of Ninth Avenue; thence along the westerly margin of Ninth Avenue and the easterly boundary of said Waller tract, South 17 degrees 57 minutes 14 seconds East 26.65 feet to the point of beginning, containing 842 square feet, plus or minus.

Also INCLUDED in the above description, but EXCLUDED from this conveyance is that portion of subject property conveyed to the City of Nashville by deed of record in Deed Book 1129, page 503, said Register's Office, described as follows:

Beginning at the southeast corner of the property belonging to us located at the northwest corner of Ninth Avenue North and Buchanan Street; running thence in a westerly direction, and

with the rear line of the present sidewalk located on the northerly side of Buchanan Street 107 feet to a point, said point being approximately 44 feet east of the westerly line of Lot No. 4 in Maple Grove Plan; thence in an easterly direction in line with the rear of the present sidewalk line extended, a distance of 100 feet more or less to a point where said rear sidewalk line extended would intersect the sidewalk now on the westerly side of Ninth Avenue North; thence in a southerly direction with the rear line of said Ninth Avenue sidewalk, a distance of approximately 20 feet to the beginning.

Being part of the same property conveyed to Julia A. Waller by deed from Willis H. Haynes, Trustee, with full power to sell, transfer and convey of record in Book 1338, page 518, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 in the Maple Grove Plan of Lots, as of record in Book 57, page 83, Register's Office for said County.

Said Lots Nos. 5 and 6 front together 66 2/3 feet on the northerly side of Buchanan Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Julia A. Waller by deed from Robert T. Mitchell and wife, Hassie Mai Mitchell, of record in Book 2145, page 594, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 and the easterly 24 feet 2 inches of Lot No 9 on the Plan of J.L. Valentino's Subdivision of Lot No. 1 in Woodward's Plan, called Maple Grove, as of record in Book 57, page 83, Register's Office for said County.

Said Lots Nos. 7 and 8 and part of Lot 9 front together 90 feet ~~10~~ inches on the northerly side of Buchanan Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Julia A. Waller by deed from August Cummings Follett and wife, Mabel H. Follett, of record in Book 2864, page 215, said Register's Office.

The said Julia A. Waller having since died and her will of record in Will Book 149, page 648, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing Raymond W. Waller and George David Waller, III, Co-Executors, to sell and convey subject property.

50364

IDENTIFICATION REFERENCE

Nov 4 4 04 PM '85

FEE $ REGISTER'S OFFICE

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6701 PAGE 764

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 |
|---|---|---|---|---|
| | | | | |

91000.00- CONVEY
236.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 252.00-
3552A1-1/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50394

IDENTIFICATION REFERENCE

Nov 4 4 04 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 188841