Pulv 38

This instrument prepared by:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6766 PAGE 295

Address of New Owner:	Send Tax Bills to:	Map/Parcel No.:
Noel Enterprises, Ltd. 3309 Fairmont Drive Nashville, Tennessee 37203	(Same)	93-1-4 Field Book No.: 4 W08100

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 of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to NOEL ENTERPRISES, LTD., a Tennessee limited partnership, whose General Partner is Lee F. Noel (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being parts of Lots No. 17, 18, 19, 20 and 21 on the Plan of Stevenson and Gleaves Addition, as of record in Book 57, page 8, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at the northwest corner of Harrison Street and 10th Avenue North, formerly Belleville Street; thence with the northerly margin of Harrison Street westwardly 352.7 feet to an iron pin, the southeast corner of the property conveyed to John Bouchard & Sons Co. by deed from United States Tobacco Company, of record in Book 1554, page 295, said Register's Office; thence with said Bouchard and Sons Co's. easterly line, northwardly 161.9 feet to the southeasterly right-of-way line of the Tennessee Central Railroad; thence with said right-of-way line, eastwardly 50 feet 7-3/5 inches to a point 21 feet southerly from and at right angles to the center line of the main track of the Tennessee Central Railroad; thence southwardly 5 feet, more or less, to the northeast corner of the property conveyed to Weyman-Bruton Company by deed from T. D. Webb and wife, of record in Book 423, page 229, said Register's Office, continuing southwardly and with the easterly line of said Weyman-Bruton Company's property 18 feet; thence in a general easterly direction and parallel with the northerly margin of Harrison Street to the point of tangency with the southerly line of the right-of-way of said Tennessee Central Railroad; thence with said right-of-way line eastwardly to the westerly margin of 10th Avenue North; thence along the westerly margin of 10th Avenue North in a southerly direction to the point and place of beginning.
>
> Being the same property conveyed to the Grantor by deed from Harrison Street Realty Company, of record in Book 6067, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

(1) Lease to The Castner-Knott Dry Goods Company, dated March 10, 1956, as amended.

(2) Such state of facts as a correct survey would show.

(3) All applicable zoning ordinances and easements of record.

(4) Taxes for the current year which have been pro-rated and assumed by the Grantee.

This is improved property located at the northwest corner of 10th Avenue, North and Harrison Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, and its successors and assigns, forever.

AND 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 as herein set out. Grantor further covenants and binds himself as trustee, and his successors and assigns in trust, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of January, 1986.

Herbert M. Shayne, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ellen Owens, a Notary Public in and for the County and State aforesaid, personally appeared Herbert M. Shayne, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of January, 1986.

Ellen Owens
Notary Public

My Commission Expires: My Commission Expires July 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 1986

Notary Public

My Commission Expires: 7-27-86

70211

IDENTIFICATION REFERENCE

JAN 21 1 50 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6766 PAGE 297

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
			260000.00-	CAMT.
			676.00	STAX
			.50	PRFEE
			6.00	WDEED
				CHECK 682.50-
			7465AD1/21/86	REC .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7021 I.

IDENTIFICATION REFERENCE

JAN 21 1 50 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 212184