This Instrument Prepared By: Michael F. Mondelli, Attorney
P.O. Box 3348
Nashville, TN 37219-0348

Mail

WARRANTY DEED BOOK 7080 PAGE 220

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer is $ 63,000.00.

Michael F. Mondelli
Affiant

Subscribed and sworn to before me this the 23 day of December, 1986.

Kelly R. Wright
Notary Public

My Commission Expires:
7-17-88

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
Earl J. Porter, Jr., et al P.O. Box 3348 Nashville, TN 37219-0348	SAME	Map 93-123 Parcel 174

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM L. UNDERHILL and JOHN W. NOLAN, III, TRUSTEE FOR WILLIAM L. UNDERHILL ONLY, hereinafter referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said EARL J. PORTER, JR., MICHAEL F. MONDELLI, PHILIP W. DUER, CHARLES R. NIEWOLD, and MARY ARLINE EVANS, hereinafter referred to as Grantees, certain real estate in Davidson County, Tennessee as follows:

> LAND in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record and being shown on the Plan of the Foster property, marked "Store No. 214" on the East side of College Street, now Third Avenue, North, the plan of said Foster Property being of record in Book 161, page 38, Register's Office for said County and described as follows:
>
> BEGINNING at a point in the easterly margin of Third Avenue, North, 59 feet 9 inches South of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C.M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office, thence along Hunt's southerly line, easterly 107 feet more or less to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6 1/2 inches to

the northeast corner of the property decreed to G.W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly lien, westerly 107 feet more or less, to the easterly margin of Third Avenue, North; thence with the margin of said Avenue, northerly 21 feet 6 1/2 inches to the beginning.

BEING only the interest of WILLIAM L. UNDERHILL and JOHN W. NOLAN, III, TRUSTEE FOR WILLIAM L. UNDERHILL in the same property conveyed to HARRY S. LESTER, ET AL by deed from WALTER H. BRACEY and wife, EVELYN R. BRACEY, by deed from LOUISE EDWARDS, TRUSTEE, as of record in Book 3033, page 359, said Register's Office.

This is improved property known as 214 Third Avenue, North, Nashville, Tennessee 37201.

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 further 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 same is unencumbered except for a certain deed of trust from JOHN W. NOLAN, III, TRUSTEE to JAMES V. MONDELLI, TRUSTEE, of record in Book 6471, page 780, said Register's Office.

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.

WITNESS our hands this 23 day of December, 1986.

7621 2

IDENTIFICATION REFERENCE

FILED 3:45 PM '86 DEC 23

RECEIVED FOR RECORD

KEITH Z. WILSON II REGISTER DAVIDSON COUNTY, TN

WILLIAM L. UNDERHILL

JOHN W. NOLAN, III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Underhill and John W. Nolan, III, Trustee, 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 23rd day of December, 1986.

My Commission Expires:
9-17-88

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7080 PAGE 222

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

630[illegible] .00 CAPIT.
176.40 CSTAX
.50 [illegible]
6.00 [illegible]
[illegible] 182.90-
08[illegible]/23/86 CHK .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.2.1.2.

IDENTIFICATION REFERENCE

Dec 23 3 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26511