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FORM NO. WD-1

3455

Mortgagee;

Fidelity Federal Savings and Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: June 13, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin L. Holt (NAME)	SAME (NAME)	93-6-4-20.00
317-319 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13W-100
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	93-6-4-20/13W-105

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, Augusta E. Cartwright Deason and Peter A. Cartwright, Jr. and Anne Cartwright Sherlock and Jane Cartwright Benson, Martha Jacqueline Epley and Mary Sue Brown Cartwright HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin L. Holt and wife, Lois C. Holt

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:

SEE EXHIBIT A

78267

IDENTIFICATION REFERENCE

Dec 31 10 10 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 317-319 Broadway, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 their hands this 30th day of Dec, 1986

Augusta E. Cartwright Deason
Augusta E. Cartwright Deason

Peter A. Cartwright, Jr.
By: Louise O. Cartwright, Attorney-in-fact

Anne Cartwright Sherlock
Anne Cartwright Sherlock

Jane Cartwright Benson
Jane Cartwright Benson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Augusta E. Cartwright Deason, Anne Cartwright Sherlock, Jane Cartwright Benson, Martha Jacqueline Epley and Mary Sue Brown Cartwright

the bargainor, 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 30th day of December, 1986.

Notary Public

Commission Expires March 11 1990

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, [illegible], a Notary Public, Louise O. Cartwright, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of Peter A. Cartwright, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 1986.

Notary Public

My Commission expires: March 11 1990

WARRANTY DEED

FROM Augusta E. Cartwright Deason and Peter A. Cartwright, Jr. and Anne Cartwright Sherlock and Jane Cartwright Benson, martha Jacqueline Epley and Mary Sue Brown Cartwright

TO Edwin L. Holt and wife, Lois C. Holt

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Tract No. 1: Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of Lot No. 21 on the Plan of Davidson Academy Lots; fronting 25 feet on the south side of Broad Street, and running back between parallel lines 150 feet; beginning at Mrs. Mathias' northeast corner, on the south side of Broad Street, running thence eastwardly with the line of Broad Street 25 feet to a stake, thence at right angles to Broad Street, southwardly 150 feet, more or less, to a line and parallel with Broad Street, 25 feet to a stake, thence northwardly with the line of Mrs. Mathias' lot to the beginning.

Tract No. 2: Land in Davidson County, Tennessee, being more particularly described as follows:

One brick store house on Broad Street, South side lying and being in Nashville, fronting (25) twenty-five feet and running back between parallel lines (150) one hundred fifty feet being part of Lot No. (21) twenty-one in the Academy plan of lots and bounded as follows, to wit:

Beginning at the northwest corner of the lot formerly owned by Jno. M. Bass and located between College and Cherry Street running thence westwardly with the line of Broad Street (25) twenty-five feet to a stake; thence at right angles Southwardly (150) one hundrd fifty feet, more or less, to a stake; thence eastwardly and parallel to Broad (25) twenty-five feet more or less to the line formerly known as Bass line; thence Northwardly with the line formerly known as Bass line (150) one hundred and fifty feet, more or less, to the beginning. Also, one (1/2) one-half of the brick wall of the building formerly owned by J. M. Bass as well as one-half of the ground on which said wall stands, it being the lots on which storehouse No. (56) fifty-six on Broad Street now stands.

Being the same property conveyed to P. A. Cartwright by deed from W. T. Cartwright as of record in Book 80, page 74, said Register's Office. The said P. A. Cartwright having since died on October 17, 1892, the property was left to Peter A. Cartwright and Eugenia Cartwrignt of record in Will Book 31, page 540, Probate Court Clerk's Office for Davidson County, Tennessee. The said Peter A. Cartwright died in 1950 and his interest in the property was left to his wife and children by Will of record in Will Book 64, page 251, Probate Court Clerk's Office for Davidson County, Tennessee. The said Eugenia Cartwright died in 1957. The property is now vested in the heirs at law of Peter A. Cartwright and Eugenia Cartwright; and being the same property conveyed to Martha Cartwright and husband, P.A. Cartwright of record in Book 635, page 569, said Register's Office. The said Martha Hamilton Cartwright died in 1930 and Peter A. Cartwright died in 1950 and left all property to his wife and children by Will of record in Will Book 64, page 251, Probate Court Clerk's Office for Davidson County, Tennessee. The property is vested in the heirs of Peter A. Cartwright. Martha Cartwright Hahn, being one of the heirs of Peter A. Cartwright, conveyed her interest in the property to Martha Jacqueline Epley by deed of record in Book 5703, page 122, said Register's Office.

The property conveyed herein is not the usual place of residence of any of the grantors.

The above description of Tracts 1 and 2 overlap a portion of the property described in a deed to Joel P. Morris of record in Book 5330, page 170, Register's Office for Davidson County, Tennessee, the overlap portion being described as follows:

Beginning at a point on the south side of Broad Street, said point being the northwest corner of Tract No. 1 described above, thence at a right angle to Broad Street southwardly 115 feet to the point of beginning of the tract described herein; thence continuing at a right angle to Broad Street southwardly 35.2 feet to a point; thence easterly 44.25 feet to a point; thence northerly 11 feet 7 inches to a point; thence westerly 24 feet 3 inches past the common boundary between Tracts 1 and 2 to a point; thence northerly 23 feet 5 inches to a point; thence westerly 20 feet to the point of beginning of the tract described herein.

The Grantors specifically exclude from the warranties and covenants herein that portion of Tracts 1 and 2 included within the overlap property described above, and as to that portion, are by this deed only quitclaiming such interest as they may have in and to that portion to the Grantees.

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

3050 . 0- DATE,
$10.00 STATE
.50
9.00
TOTAL $19.50-1
-01051 12/31/86 DAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 2 6 7

IDENTIFICATION REFERENCE

DEC 31 10 19 AM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No 28772