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THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: John B. Arlt, Jr. ("GRANTOR")

TO: John W. Moore, Jr. ("GRANTEE")

ADDRESS NEW OWNER:
John W. Moore, Jr.
805 42nd Avenue, N.
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP AND PARCEL NO.:
91-12-298
91-08-323

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by John W. Moore, Jr., and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, John B. Arlt, Jr., have bargained and sold, and by these presents do transfer and convey unto the said John W. Moore, Jr., his heirs and assigns, my undivided two-thirds interest in and to, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Parcel #1

Beginning at a point in the north line of Indiana Avenue, unimproved, twenty (20.0) feet eastwardly from a point in the centerline of the L&N RR's West Nashville Branch at Station 88+60; thence northwestwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances: North 26° 23' 54" West, one hundred two and ninety-four hundredths (102.94) feet; North 20° 19' 05" West, one hundred and eighty-six hundredths (100.86) feet; North 16° 06' 46" West, one hundred and thirteen hundredths (100.13) feet; North 14° 46' West, fifty-four and forty-two hundredths (54.42) feet to a point in the south line of Illinois Avenue, unimproved,; thence North 76° 22' 55" East, along the south line of said Illinois Avenue, unimproved, a distance of three hundred eighteen and twelve hundredths (318.12) feet to a point in the west line of 42nd Avenue, North, unimproved; thence South 13° 37' 05" East along the west line of said 42nd Avenue North, unimproved, a distance of three hundred five (305.0) feet to a point in the northeast corner of a cemetery; thence South 76° 22' 55" West along the north line of said cemetery fifty (50.0) feet to a point; thence South 13° 37' 05" East, along the west line of said cemetery fifty (50.0) feet to a point in the north line of said Indiana Avenue, unimproved; thence South 76° 22' 55" West, along the north line of said Indiana Avenue, unimproved, a distance of two hundred twenty-eight and thirteen hundredths (228.13) feet to the point of beginning, containing 2.435 acres, more or less.

Parcel #2

Beginning at a point at the intersection of the west line of 42nd Avenue North, unimproved with

the north line of Illinois Avenue, unimproved, said point being fifty (50.0) feet North 13° 37' 05" West from the northeast corner of Parcel #1 hereinabove described; thence South 76° 22' 55" West along the north line of Illinois Avenue, unimproved, a distance of three hundred nineteen (319.0) feet to a point twenty (20.0) feet eastwardly from a point in the centerline of the L&N RR's West Nashville Branch; thence northwardly along a line twenty (20.0) feet eastwardly from and parallel to the centerline of said West Nashville Branch the following courses and distances: North 14° 35' 49" West, ninety-six and fourteen hundredths (96.14) feet; North 18° 19' 02" West, one hundred (100.0) feet; North 23° 28' 47" West, seventy-eight and sixty-nine hundredths (78.69) feet; North 27° 31' 26" West, eighty-three and twelve hundredths (83.12) feet to a point in the south line of Michigan Avenue, unimproved; thence North 76° 22' 55" East, along the south line of said Michigan Avenue, unimproved, a distance of three hundred sixty-two and thirty-nine hundredths (362.39) feet to a point in the west line of 42nd Avenue, North, unimproved; thence South 13° 37' 05" East along the west line of said 42nd Avenue, North, unimproved, a distance of three hundred fifty-four (354.0) feet to the point of beginning, containing 2.699 acres, more or less.

Being the same property conveyed to John B. Arlt, III, and John W. Moore, Jr. as Tenants in Common, by deed from Louisville and Nashville Railroad Company, of record in Book 5497, Page 181, Register's Office for Davidson County, Tennessee, the said John B. Arlt, III, having quitclaimed his interest in said property to John B. Arlt, Jr., by instrument of record in Book 5980, Page 723, said Register's Office.

Provided further, Grantor does hereby release, demise and quitclaim to Grantee any interest he has in and to the property located within the boundaries of streets intersecting and/or abutting the above described property which were closed by Metropolitan Council Bill 086-1490 adopted December 17, 1986.

Property taxes for 1987 are assumed and shall be paid by the Grantee.

As a portion of the consideration for this conveyance, John B. Arlt, Jr., does hereby assign, transfer and convey to John W. Moore, Jr., all his interest in and to a Lease and Option To Purchase agreement, dated December 21, 1982, and recorded in Book 5980, Page 768, Register's Office for Davidson County, Tennessee.

This is improved property known as 805 42nd Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Moore, Jr., his heirs and assigns, forever.

And I do covenant with the said John W. Moore, Jr., that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, John B. Arlt, Jr., do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said John W. Moore, Jr., his heirs and assigns against the lawful claims of all persons whomsoever.

Mary Powell Arlt, spouse of John B. Arlt, Jr., joins in this transfer for the purpose of conveying to John W. Moore, Jr., any and all marital right, title and interest she may have in and to the property but not further or otherwise.

WITNESS our hands this 23rd day of February, 1987.

IDENTIFICATION REFERENCE

01201

MAR 6 12 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

John B. Arlt, Jr.

Mary Powell Arlt

STATE OF Florida )
COUNTY OF Broward )

Personally appeared before me, M. Linda Blum, a Notary Public in and for said County and State, the within named, John B. Arlt, Jr., and wife, Mary Powell Arlt, the bargainors, with whom I am personall acquainted, or who 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 201 N. Federal Hwy, Deerfield Beach, FL, this 23rd day of February, 1987.

M Linda Blum
NOTARY PUBLIC

My Commission Expires: Jan 02 1990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $*100,000 LV.

J. W. Moore Jr.
AFFIANT

Subscribed and sworn to before me, this the 6 day of March, 1987.

E Jean Jackson
NOTARY PUBLIC

My Commission Expires:_____

**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 |
|---|---|---|---|---|
| | | | | |

[illegible] CAMT.
[illegible] CSTAX
.50 [illegible]
2.00 [illegible]
CHECK 33.50-
07[illegible]/86/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01201L

IDENTIFICATION REFERENCE

MAR 6 12 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53987