IS INSTRUMENT PREPARED BY:
ouglas A. [illegible]
tale, Kelley, Lambert & Crawford
rd Floor, Noel Place
0 Fourth Avenue North
ashville, TN 37219

Mortgagee: None

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
73-8-34	Mid-South Properties, Inc. 3401 West End Avenue, Suite 590 Nashville, TN 37203	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2926 McGavock Pike	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 7188 PAGE 469

OSCAR PHILLIP SELLEY and wife, MARY N. SELLEY hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MID-SOUTH PROPERTIES, INC. hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 and the south half of Lot No. 32 on the Map of Sunset View, not of record and described according to a survey made by J. W. Carrigan, Surveyor, dated October 26, 1945, as follows:

BEGINNING at a point in the easterly margin of McGavock Pike, at the common corners of Lots Nos. 30 and 31; thence with the line between said lots, easterly 375 feet to a point on top of the bluff of Cumberland River; and continuing easterly to the low water mark of said River; thence with the low water mark of said River, northerly 150 feet to a point; thence leaving said River westerly to a point which is 50 feet south of the common corner of Lots Nos. 32 and 33; thence continuing westerly parallel with the line between said lots, 372 feet more or less to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southerly 150 feet to the point of beginning.

Being the same property conveyed to Oscar Phillip Selley and wife, Mary N. Selley by deed from James Leon Berrong and wife, Mary Lynn L. Berrong, as of record in Book 4074, page 139.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1987 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of March, 1987.

Mary N. Selley
Mary N. Selley

Oscar Phillip Selley
Oscar Phillip Selley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7188 PAGE 410

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Oscar Phillip Selley and wife, Mary N. Selley the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of March, 1987.

My commission expires: 3/11/90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 87

MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

OSCAR PHILLIP SELLEY AND WIFE

MARY N. SELLEY

TO

MID-SOUTH PROPERTIES, INC.

10130

IDENTIFICATION REFERENCE

APR 1 12 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bdl 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7188 PAGE 411

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
			341.60	STAX
			.50	PRFEE
			6.00	MORT
				CHECK 343.10-
			9043:04/01/87	BAL .?0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10130

IDENTIFICATION REFERENCE

APR 1 12 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64008