BOOK 7204 PAGE 846 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: April 17, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David Rizor, Attorney 1720 Hillmont, Nashville, TN 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bloodworth	same	93-13-102
(NAME)	(NAME)	
809 Bresslyn		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Webb C. Rizor and E. G. McGee, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Bloodworth

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:

Commencing at the Northeasterly corner of Lot 363 of the McNairy's Plan of West Nashville, of record in Plan Book 1, Page 15, R.O.D.C., and being also the intersection of the Westerly Margin of 12th Avenue, and the Southerly Margin of Pine Street, thence S 62 degrees 44 ' 37" W 300.00' along said Southerly Margin of Pine Street, to a point, said point lying on the Easterly margin of the Pine Street Cul-de-Sac, thence S 29 degrees 55' 50" E39.93' to the POINT OF BEGINNING, said point also being the Southeasterly corner of the Pine Street Cul-de-Sac, and the Northeasterly most corner of the herein described property, thence S 26 degrees 36' 45" E 146.71' along the westerly line of the lands of Javan Enterprises, Inc. of record in Book 6179, page 747, to a point, said point lying on the Northerly line of Edgehill Estate, Section Seventy-One, as recorded in Book 4660, page 86, R.O.D.C. thence along said Northerly line S 66 degrees 42' 34" W 76.39' to a point, said point lying on the Easterly Margin of Interstate 40, thence N 34 degrees 09' 10" W 142.62' to a point, said point lying on the Southerly margin of the aforsaid Pine Street Cul-de-Sac, thence leaving said margin of Interstate 40, and following along said Southerly margin of the Pine Street Cul-de-sac, N 62 degrees 50' 57" E 94.98' to the Point of Beginning; containing .2827 acres, more or less. acc. survey by Steven W. Harrison RLS.#912, dated April 13, 1987. Being a portion of Lots 370, and 371 on McNairy's Plan of West Nashville of record in Book 1, page 15, Chancery Court, and a portion of which is replatted and shown as Parcel "A" of Edgehill Estate, Section Seventy-One, as recorded in Book 4660, page 86, R.O.D.C. Tn., and being the same properties conveyed to Webb C. Rizor in Book 4808, page 659-662, and to Webb C. Rizor and E.G. McGee Jr. in Book 4457, page 209-210 R.D.O.C. Tn.

Above property conveyed subject to restrictions of record in Book 4220, page 720, R.O.D.C., manhole easement of record in book 4492, page 842, R.O.D.C., easement for sewer crossing shown on engineer's map, (continued on back)

This is (unimproved (X) improved ( ) property, known as 1213 (House Number) Pine Street (Street) (P.O. Address) Nashville, TN (City or Town) 37203 (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. Where 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 our hand this 15th day of April, 19 87

Webb C. Rizor

E. G. McGee

STATE OF TENNESSEE }
Davidson County }

BOOK 7204 PAGE 847

Personally appeared before me, David Rizor, a Notary Public in and for said County and State, the within named Webb C. Rizor and E. C. McGee, Jr.

the bargainor__s__, 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 15th day of April, 1987.

Commission Expires April 18, 1988

David Rizor
Notary Public

STATE OF TENNESSEE }
Davidson County }

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

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires_____

WARRANTY DEED

FROM
Webb C. Rizor and E. C. McGee, Jr.

TO
David Bloodworth

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

(continued from front) ; the southwesterly line abuts, on a controlled access highway and no right of ingress or egress thereto; recorded plan shows Owner's Certificate, 15-foot easement for utilities along the southerly 1/2 of the southwesterly line;20-foot utility easement running north-easterly to south-westerly across the center portion of said lot, a 15-foot utility easement running in a northwesterly direction form the northerly margin of said 20-foot easement to the southeasterly margin of Pine Street and shows the following notations: "Note: Reserved Parcel A is not to be used as individual buiding site, unless otherwise approved by the Metropolitan Planning Commission.

15482

IDENTIFICATION REFERENCE

APR 16 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7204 PAGE 848

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

32[illegible] • 8- AMT.
89.[illegible]
.50
8.[illegible]
[illegible] 98.10-
5;78:04/16/87 PM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15482

IDENTIFICATION REFERENCE

APR 16 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69989