WARRANTY DEED BOOK 7311 PAGE 279

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Charles E. Ferrell	2606 Foster Ave. Nashville Tn. 37210	133-2-112

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 43,800.00 .

Affiant

Subscribed and sworn to before me this 30 day of July 1987.

Notary Public

My Commission Expires:
May 13, 1990

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, SARAH O. ELMORE, a widow, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto CHARLES E. FERRELL, hereinafter referred to as Grantee, his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being part of lot No. 7 on the plan of the subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being lot No. 15 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 365 feet east of the easterly margin of McComb Avenue, formerly Stewart Street, said point being the southeasterly corner of lot No. 16 in said subdivision; running thence northwardly and parallel with the easterly margin of McComb Avenue, 158.5 feet to the northeast corner of said lot No. 16 and the northwest corner of lot No. 15; thence eastwardly 50 feet to a point in the northeast corner of lot No. 15; thence southwardly with the line between lots Nos. 15 and 14, 159.4 feet to the northerly margin of the Antioch Pike, the southwest corner of lot No. 14; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

TRACT NO. 2: Being part of lot No. 7 on the Plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being lot No. 16 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 300 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue, 157.5 feet; thence eastwardly 65 feet to a point in the northwest corner of lot No. 15 on said unrecorded plan; thence southwardly with the line between lots Nos. 15 and 16, 158.5 feet to the northerly margin of Antioch Pike, the southwest corner of said lot No. 15; thence with the northerly margin of said Pike, westwardly 65 feet to the point of beginning.

Being the same property conveyed to Bert Elmore and wife, Sarah O. Elmore by deed of record in Book 3763, page 243, Register's Office for Davidson County, Tennessee, the said Bert Elmore having since died.

EXCEPTING FROM THE ABOVE PARCELS OF LAND, THE FOLLOWING:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 7 on the plan of the Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, County Court at Nashville, being part of Lot No. 15 and 16 on the unrecorded map of A. C. Roth's Subdivision and described as follows:

BEGINNING at a point on the present Northerly margin of Antioch Pike 300 feet East of the present Easterly margin of McCombs Avenue; formerly Stewart Street; thence North 2 deg 43 min. East 17.86 feet to a point on the new relocated Northerly margin of Antioch Pike; thence Easterly 58.29 feet along a curve on the new relocated Northerly margin of Antioch Pike, to a point; thence South 85 deg. 29 min. 51 sec. East 56.81 feet along the new relocated Northerly margin of Antioch Pike to a point; thence South 2 deg 43 min West 13.50 feet to a point on the present Northerly margin of Antioch Pike; thence with the present Northerly margin of said Pike, Westwardly 115 feet to the point of beginning.

ALSO the right for temporary slope and construction easement to extend 5 feet beyond the herein-described new relocated Northerly margin of Antioch Pike except at the driveway where it is to extend 15' x 12' beyond said margin of said Pike or as shown on a right-of-way plan made by said Government known as Project No. 64-R-2. Said easement is to become null and void upon completion of the construction of Antioch Pike.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Bert Elmore and wife, Sarah O. Elmore, of record in Book 4353, page 235, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 306 Antioch Pike, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987 which the Grantee herein assumes and agrees to pay.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30 day of July, 1987.

Mrs. Sarah O. Elmore

Sarah O. Elmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of July, 1987, before me personally appeared SARAH O. ELMORE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 30 day of July, 1987.

John M. Lomax

Notary Public

My Commission Expires:
May 13, 1990

5097.8

IDENTIFICATION REFERENCE

Jul 30 2 53 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50970

IDENTIFICATION REFERENCE

Jul 30 2 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00001