4964

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 758,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES: March 1, 1990

(AFFIX SEAL)

BOOK 7633 PAGE 26

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
Edward Kaeser, Jr. (NAME)	Same (NAME)	92-4-301
1000 Herman Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4W-09420
Nashville, Tennessee (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, Charles H. Siegel and John M. Siegel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Kaeser, Jr.

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:

Land in Davidson County, Tennessee, being part of the C. M. Holt Mansion House Tract in C. M. Holt's Plan, as of record in Book 21, page 33, Register's Office for Davidson County, Tennessee described partly according to a survey made by Michael V. Holmes & Associates, Inc. Surveyors, dated June 22 1983, as follows:

Beginning at an iron pin in the northerly margin of Herman Street and the westerly margin of Tenth Avenue North; thence with the northerly margin of Herman Street, South 61 deg. 09 min. 37 sec. West 288.00 feet to an iron pin in the easterly margin of Warren Street; thence with the easterly margin of Warren Street, North 28 deg. 49 min. 04 sec. West 269.50 feet to a concrete monument; thence leaving said margin of Warren Street, North 61 deg. 31 min. 18 sec. East 61.44 feet to a concrete monument; thence North 28 deg. 42 min. 49 sec. West 130.17 feet to a concrete monument in the southerly margin of an alley; thence with the southerly margin of said alley, North 61 deg. 01 min. 40 sec. East 228.57 feet to an iron pin in the westerly margin of Tenth Avenue North; thence with said margin of Tenth Avenue North, South 28 deg. 29 min. 46 sec. East 399.82 feet to the point of beginning, containing 2.468 acres, more or less.

Being the same property conveyed to Charles H. Siegel and John M. Siegel by deed from Perry Enterprises General Partnership as of record in Book 6086, page 302, said Register's Office.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS OR THEIR SPOUSES.

This is unimproved (XX) improved ( ) property, known as 1000 Herman Street, 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 hand s this 16th day of August, 19 88

Charles H. Siegel

John M. Siegel

STATE OF TENNESSEE / ~~Davidson~~ Georgia County

BOOK 7633 PAGE 27

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Siegel and John M. Siegel

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 16th day of August, 1988.

Commission Expires March 3, 1992

Betty Jo Mickens, Notary Public

Notary Public, Georgia, State at Large
My Commission Expires Dec. 28, 1988

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 Charles H. Siegel and John M. Siegel

TO Edward Kaeser, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

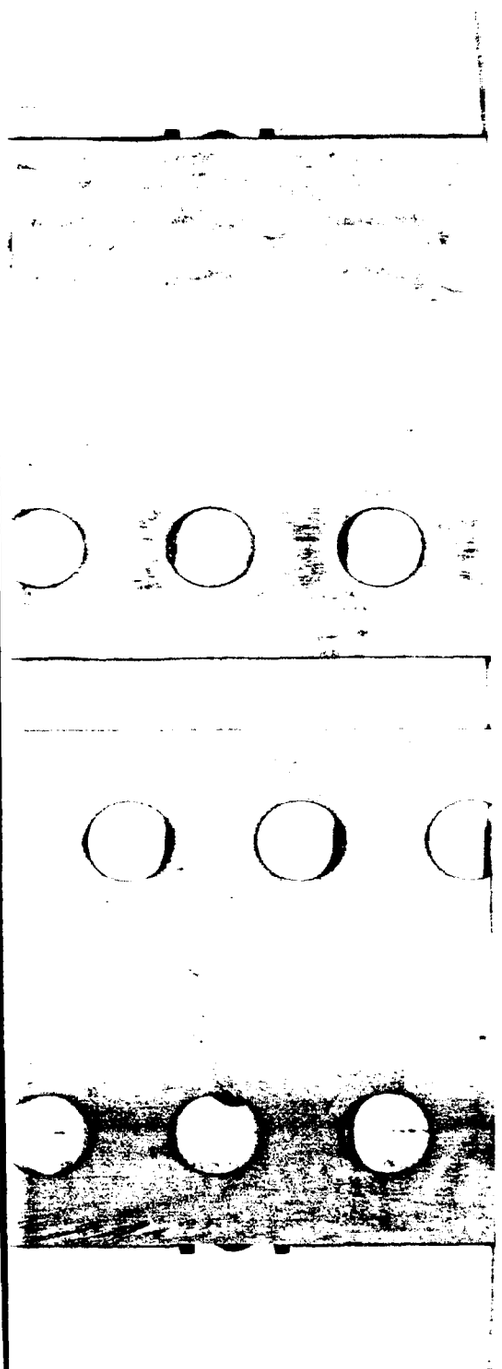
6093S

IDENTIFICATE REFERENCE

Aug 22 3 01 PM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

9670 08/22 0101 03CHECK 2481.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7633 PAGE 28

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

CAMT 750000.00
CON TX 2475.00
PRFEE 0.50
WDEED 6.00
TOTAL 2481.50
CHECK 2481.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/22/88 01 15:03 0001 9670

6.0 9.3 5

IDENTIFICATION REFERENCE

Aug 22 3 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126196