BOOK 7769 PAGE 2 5

211 Third Avenue North
Nashville, Tennessee 37219

Box 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clark E. Fizer (NAME)	Same (NAME)	Map 82-12
817, 819, 821 & 823 Main St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 223
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	and 224

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- Dollars,

Cash in hand paid be the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Laura Y. Goodall, Conservator for the Estate of Nellie E. Jones; Mary O. McCabe, individually and as Heir at Law of Margaret C. McCabe, deceased; Robert A. McCabe, Jr. and Thomas E. McCabe, Heirs at Law of Margaret C. McCabe, deceased; and Marlene Moses, Administratrix of the intestate Estate of Margaret C. McCabe, deceased;

have this day bargained and sold, and do hereby transfer and convey unto the said Clark E. Fizer

the Grantee, his heirs and assigns, 537.50

certain real estate in Davidson County, Tennessee, as follows:

see attached Exhibit "A"

07774

FEB 8 3 06 PM '89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 160,000.00

Subscribed and sworn to before me this the 2nd day of February 1989

Affiant

My commission expires: 1-21-90 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON

This is unimproved ( ) improved (X) property, known as 817,819,821 & 823 Main Street, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that he/she is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 10th day of January 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert A. McCabe, Jr.

Thomas E. McCabe

Mary O. McCabe

Laura Y. Goodall, Conservator for the Estate of Nellie E. Jones

Marlene Moses, Administratrix of the intestate Estate of Margaret C. McCabe, deceased

State of Tennessee, County of Davidson BOOK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Laura Y. Goodall, Conservator for the Estate of Nellie E. Jones, the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 18th day of January, 1989.

Commission expires: 11-12-90

Jackie E. Patton
Notary Public

State of Tennessee, County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Marlene Moses, Administratix for the intestate Estate of Margaret C. McCabe, deceased, the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 19th day of January, 1989.

Commission expires: 11/10/91

Katherine Goodson
Notary Public

State of Tennessee, County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Mary O. McCabe, the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 26th day of January, 1989.

Commission expires: _____

MY COMMISSION EXPIRES 5/13/89

Notary Public

State of Tennessee, County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Robert A. McCabe, Jr., the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness me hand and seal at Nashville, this 26th day of January, 1989.

Commission expires: MY COMMISSION EXPIRES 5/13/89

Notary Public

State of Florida, County of Marion

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Thomas E. McCabe, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Ocala, this 20 day of January, 1989.

Commission expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: AUG. 24, 1992. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

WARRANTY DEED

FROM

Laura Y. Goodall, Conservator et al.

TO

Clark E. Fizer

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

TRACT 1:

Land in Davidson County, Tennessee, being Lots No. 10 and 11 in Neil S. Brown's Addition to Edgefield, as of record in Book 57, Page 50, Register's Office for said County.

Said Lots Nos. 10 and 11 front together 90 feet on the northerly side of Main Street and run back between parallel lines, 170 feet to an alley. Including but excluding part of Lots Nos. 10 and 11 of said property conveyed to The Nashville Housing Authority from N. R. Roberts and wife, of record in Book 3889, page 76, said Register's Office described as follows:

Beginning at a point, said point being on the northerly margin of Main Street and being the southeast corner of said property; thence with the northerly margin of Main Street in a westerly direction a distance of 90 feet, more or less, to a point; thence along a line in a northerly direction a distance of 10 feet, more/less, to a point; thence along a line in an easterly direction, said line being 10 feet, north of and parallel to the northerly margin of Main Street, a distance of 90 feet, more or less, thence along a line in a southerly direction a distance of 10 feet, more or less, to the point of beginning, and containing 900 square feet, more or less.

Being the same property conveyed to E. B. Jones and wife, Nellie E. Jones, Mary O. McCabe and Margaret C. McCabe, by deed from N. R. Roberts and wife, Emma G. Roberts, of record in Book 4179, page 840, Register's Office for Davidson County, Tennessee. The said E.B. Jones having since died and title vested in Nellie E. Jones, as surviving tenant by the entirety. The said Margaret C. McCabe having since died intestate, title to her interest is vested in her heirs at law.

TRACT 2:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 12 in the Neil S. Brown Addition to Nashville, of record in Book 57, page 50, Register's Office for said County.

Said northerly part of Lot No. 12 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Mary McCabe by deed from Theodore C. Donalson and wife, Bessie F. Donalson, of record in Book 4498, page 20, Register's Office for Davidson County, Tennessee.

By deed of record in Book 4889, page 33, said Register's Office, Mary McCabe conveyed a 1/2 undivided interest in the above described property to E. B. Jones and wife, Nellie E. Jones, the said E. B. Jones having since died and title vested in Nellie E. Jones as surviving tenant by the entirety.

TRACT 3:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Neill S. Brown's Addition to Edgefield, now East Nashville, as of record in Book 57, page 50, Register's Office for said County.

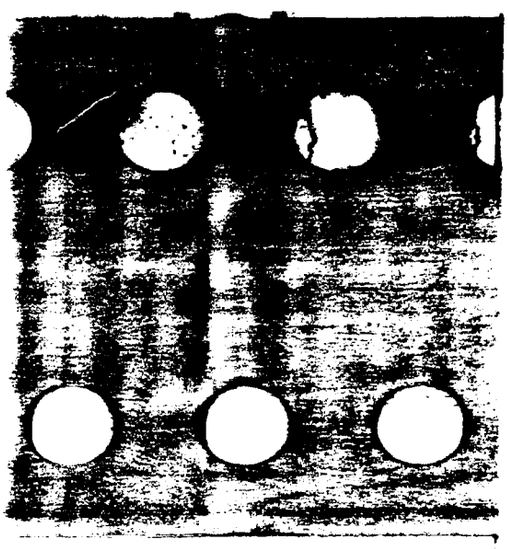
Said Lot No. 13 fronts 50 feet on the northerly side of Main Street and runs back between parallel line, with the westerly margin of North 9th Street, 170 feet to an alley.

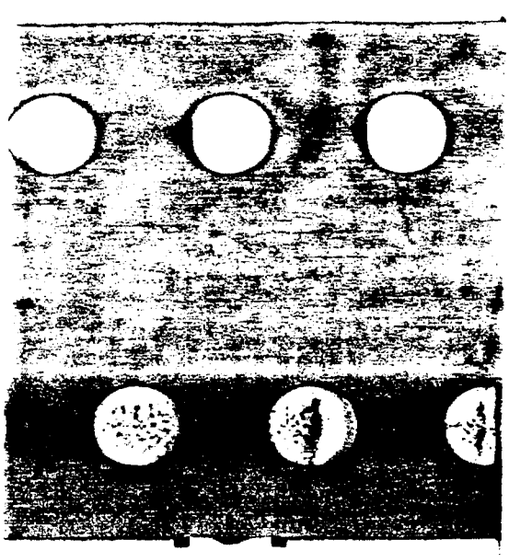
Being property conveyed to E. B. Jones and wife, Nellie E. Jones, by deed from Richard Dance, Trustee, of record in Book 4471, page 575, Register's Office for Davidson County, Tennessee.

Included in the above description but expressly excluded is a strip 50 feet wide by 10 feet in depth conveyed to The Nashville Housing Authority by deed from Alfred G. Rutherford, Clerk of the Circuit Court at Nashville, Davidson County, Tennessee, by deed of record in Book 4099, page 466, Register's Office for Davidson County, Tennessee, under condemnation proceedings Case No. 79553.

By deed of record in Book 4889, page 35, said Register's Office, E.B. Jones and wife, Nellie E. Jones conveyed a 1/2 undivided interest in the above described property to Mary McCabe. The said E. B. Jones having since died and title vested in Nellie E. Jones as surviving tenant by the entirety.

Tract 1, 2 & 3, are part of the same property conveyed to Nellie E. Jones by quitclaim deed from Philip E. Coleman of record in Book 7105, page 741, Register's Office for Davidson County, Tennessee. The said Nellie E. Jones, having been adjudicated incompetent and title is vested in Estate of Nellie E. Jones, Conservatorship.





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

CAMT 160000.00
CON TX 528.00
PRFEE 0.50
WDEED 9.00
TOTAL 537.50
CHECK 537.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/08/89 01 15:10 0001 5762

07774

RECEIVED FOR RECORD
FEB 8 3 07 PM '89
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 180252