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Boy 37 LL

WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Braid Electric Company, Inc.
299 Cowan Street, P. O. Box 23710
Nashville, Tennessee 37202

TO

Thomas L. Cummings, Jr.
200 12th Avenue, South
Nashville, Tennessee 37203
NAME ADDRESS

For draftsman's use

Prepared By:
S. McPheeters Glasgow, Jr.
GLASGOW & VEAZEY
P. O. Box 2526
Nashville, Tennessee 37219-0526

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Thomas L. Cummings, Jr. (NAME)	Thomas L. Cummings, Jr. (NAME)	93-9-280
200 12th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	200 12th Avenue, South (STREET ADDRESS)	93-9-281 93-9-282
Nashville, Tennessee 37203 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	93-9-283

(FOR REGISTER'S USE)

93656 IDENTIFICATION REFERENCE

JAN 3 2 56 PM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 73,407.50 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF ~~December~~ JAN., 19 90.

Notary Public

MY COMMISSION EXPIRES: 9-26-92

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged,

Braid Electric Company, Inc. has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Thomas L. Cummings, Jr. his ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land within the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lots numbered 156, 158 and 160 on the plan of McNairy's West Nashville Lots as of record in Plat Book 9, page 322 and 323, R.O.D.C., Tennessee and being more particularly described as follows: Beginning at an existing drilled hole in concrete pad at the intersection of the southerly right-of-way line of Demonbreun Street (49.5 foot right-of-way) and the westerly right-of-way line of 11th Avenue, Industrial Boulevard (right-of-way varies); thence,

1. With the westerly right-of-way line of 11th Avenue, Industrial Boulevard, S 31° 11' 00" E, a distance of 175.15 feet to an iron pin set at the intersection of said right-of-way line and the northerly right-of-way line of Alley No.234 (15 foot right-of-way) thence,
2. Leaving the westerly right-of-way line of 11th Avenue, Industrial Boulevard, with the northerly right-of-way line of Alley No. 234, S 58° 54' 22" W, a distance of 150.00 feet to an existing railroad spike at the common southerly property corner between Lots 160 and 162; thence,
3. Leaving said right-of-way line, with the common property line between Lots 160 and 162, N 31° 06' 14" W, a distance of 175.03 feet to an existing iron pin on the southerly right-of-way line of Demonbreun Street, said pin being the common northerly property corner between Lots 160 and 162; thence,
4. With the southerly right-of-way line of Demonbreun Street, N 58° 51' 48" E, a distance of 149.76 feet to the point of beginning and containing 26,242 square feet or 0.602 of an acre, more or less.

Being the same property conveyed to Braid Electric Company, Inc. by deed from J.L.Perry Company of record in Book 2862, page 563, said Register's Office; and by deed from Tom Hardison and wife Louise Hardison of record in Book 2812, page 243, said Register's Office.

(OVER)

BK/3"

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This is ~~unimproved~~ (x) property, known as Lots 156, 158, and 160 on Demonbreun Street at 11th Ave. S. (Industrial Blvd.)
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone) Nashville, Tennessee 37 37202

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas L. Cummings, Jr. his heirs and assigns, forever.

And Braid Electric Company, Inc. ~~do~~ does covenant with the said Thomas L. Cummings, Jr. that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Braid Electric Company, Inc. ~~do~~ does further covenant and bind itself and it's/assigns successors and ~~representatives~~, to warrant and forever defend the title to the said land to the said Thomas L. Cummings, Jr. his heirs and assigns against the lawful claims of all persons whomsoever.

Witness ~~my~~ hand this 2nd day of ~~December~~ January 1990

Braid Electric Company, Inc.

Ben S. Gambill, Jr. - President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____ Notary Public

Commission Expires_____

9881 01/03 0101 03CHECK 249.22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared Ben S. Gambill, Jr. - President Braid Electric Company, Inc.

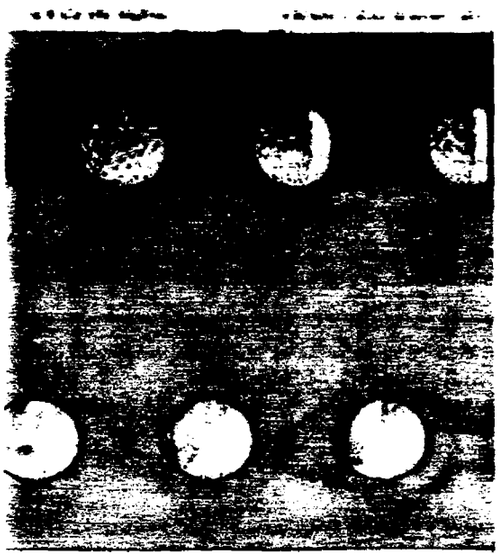
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Braid Electric Company, Inc. a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein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

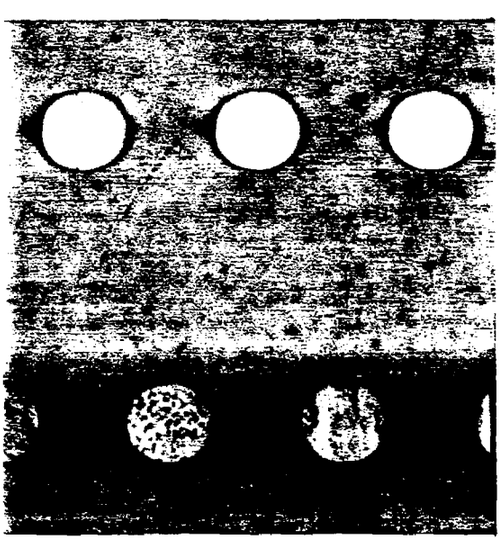
Witness my hand and official seal at Nashville, Tennessee, this 2 day of ~~December~~ JAN., 19 90.

Billy E. Fitts Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission Expires 9-26-92





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	73407.50
CON TX	242.22
PRFEE	1.00
WDEED	6.00
TOTAL	249.22
CHECK	249.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/90 01 14:57 0001 9881

9365o

IDENTIFICATION REFERENCE

JAN 3 2 56 PM '90

DAVIDSON COUNTY, TN

No. 281037