Key # 25

BOOK 8112 PAGE 320 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF May 19 90

Notary Public

MY COMMISSION EXPIRES: 3/18/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co. 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
FELICE BRYANT (NAME)	FELICE BRYANT (NAME)	104-4-130
P. O. Box 570 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 570 (STREET ADDRESS)	
Gatlinburg, TN 37738 (CITY) (STATE) (P.O. ZIP)	Gatlinburg, TN 37738 (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, P.I.A.S. SERVICES COMPANY, INC.

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

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:

SEE ATTACHED EXHIBIT "A"

2742

TENNESSEE REGISTRY

May 18 3 08 PM '90

FEE

3029 05/18 0101 03CHECK 290.50

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Retaining Wall Agreement of record in Book 7924, page 903, Register's Office for Davidson County, Tennessee.

2. Utility Easement of record in Book 4604, page 744, Register's Office for Davidson County, Tennessee.

3. Private rights of ingress & egress of others over that portion of the herein described property embraced within the bounds of Alley #437 closed by Ordinance No. 51-491.

unimproved ( ) This is improved (X) property, known as 1607 Grand Avenue Nashville, TN
(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 my hand this 18th day of May, 19 90

P.I.A.S. SERVICES COMPANY, INC.

By: David F. Bacon, President

STATE OF TENNESSEE }
Davidson County }

BOOK 8112 PAGE 321

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____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared David F. Bacon

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 P.I.A.S. Services Company, Inc., a 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 18th day of May, 1990.

J. Ann Smith Notary Public

Commission Expires 3/11/91

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O. B. Hayes Rokeby Addition, as of record in Book 57, page 33, Register's Office for said County, and that portion of Alley No. 437, closed by Nashville City Council Bill No. 51-491, described according to a survey made by Joe M. Cummings, Surveyor, dated May 17, 1990, as follows:

Lot No. 13 is described as follows:

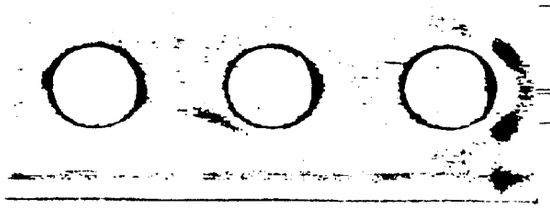
Beginning at an iron pin in the southerly right-of-way (23 feet from the center line) of Music Square South (formerly Grand Avenue; ref. Metro Council Bill No.75-1331), said pin being South 81 degrees 35 minutes 10 seconds East 112.50 feet along said right-of-way from its intersection with the easterly right-of-way (25 feet from the centerline) of 17 Avenue South; Thence with said right-of-way, South 81 degrees 35 minutes 10 seconds East 50.00 feet to an iron pin; Thence, with the westerly margin of Alley No. 440 (12 feet wide), South 9 degrees 30 minutes 00 seconds West 150.00 feet to an iron pin; thence with the northerly margin of Alley No. 437 (12 feet wide; closed by Nashville City Council Bill 51-491) North 81 degrees 35 minutes 10 seconds West 50.00 feet to an iron pin; thence, with the easterly boundary line of property owned by General Council of Finance, of record in Deed Book 7924, page 899, in the Register's Office of Davidson County, Tennessee, North 9 degrees 30 minutes 00 seconds East 150.00 feet to the beginning, containing 0.17 acre, (7498.65 square feet) more or less.

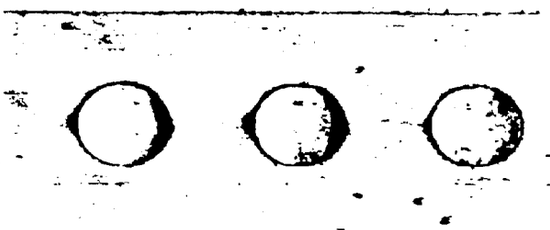
Lot No. 13 is the same property conveyed to PIAS Service Company, Inc., by deed from Walter A. Beal and wife, Lela C. Beal, of record in Book 5508, page 148, Register's Office for Davidson County, Tennessee.

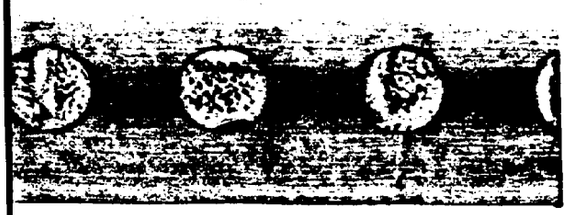
Part of Alley No. 437 is described as follows:

Beginning at the intersection of the westerly margin of Alley No. 440 (12 feet wide) with the northerly margin of Alley No. 437 (12 feet wide; closed by Nashville City Council Bill No. 51-491); Thence, with said westerly margin, South 9 degrees 30 minutes 00 seconds West 6.00 feet to an iron pin; thence, severing said Alley No. 437, as follows: North 81 degrees 35 minutes 10 seconds West 50.00 feet to an iron pin; North 9 degrees 30 minutes 00 seconds East 6.00 feet to an iron pin; Thence, with the southerly boundary line of Lot 13 on the Plan of Margaret R. Shields' Subdivision of Lots 5 & 6 in O. B. Hayes Rokeby Addition, of record in Plat Book 57, page 33, in the Register's Office of Davidson County , Tennessee, South 81 degrees 35 minutes 10 seconds East 50.00 feet to the beginning, containing 0.01 acre, (299.95 square feet) more or less.









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 323

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

CAMT 85000.00
CON TX 280.50
PRFEE 1.00
MTGFEE 9.00
TOTAL 290.50
CHECK 290.50

05/18/90 01 15:12 0001 3029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27402

IDENTIFICATION REFERENCE

MAY 18 3 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320460