Box 12 R155875B3

RE-RECORD BOOK 8211 PAGE 953

FORM NO. WD-1 REV. 10-86

BOOK 8144 PAGE 175

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Margaret R. Cameron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JUNE, 19 90

Heather A. Smith
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
James W. Cameron, III (NAME)	Metropolitan Federal Savings & Loan (NAME)	Map 104-9
3720 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	Parcel 21
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nash. TN 37219 (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, William F. Brandes and wife, Jan Lewis Brandes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Cameron, III and wife, Margaret R. Cameron

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 Lot No. 1 on the Revised Plan of S.C. McDonald's Resubdivision of Lot 230, the West 42.5' of Lot 231, and the East 25' of Lot 229 on the Map of Richland Realty Co.'s 2nd Subdivision "B" of record in Book 5060, Page 195, Register's Office for said County, described as follows:

BEGINNING at a point on the northwesterly margin of Central Avenue, said point being the southeasterly corner of the property conveyed to Harry Sternheimer and wife, Anna S. Sternheimer by deed of record in Book 2812, Page 119, said Register's Office; thence, leaving the northwesterly margin of Central Avenue in a northwesterly direction with the northwesterly line of the Sternheimer property 200 feet to a point, said point being the northeasterly corner of the Sternheimer property; thence, in a northeasterly direction with the southeasterly margin of an alley 67.56 feet to a point, said point being the northwesterly corner of Lot No. 2; thence, in a southeasterly direction with a portion of the southwesterly line of Lot No. 2. 80 feet to a point, said point being on the southwesterly line of Lot No. 2; thence, in a northeasterly direction 5 feet, to a point on the southwesterly line of Lot No. 2; thence, in a southeasterly direction with a portion of the southwesterly line of Lot No. 2 120 feet, to a point on the northwesterly margin of Central Avenue, said point being the southwesterly corner of Lot No. 2; thence, with the northwesterly margin of Central Avenue in a southwesterly direction 72.59 feet to the point of beginning.

BEING the same property conveyed to William F. Brandes by deed from Stanley Clayton McDonald, Jr. etux, Carol F. McDonald of record in Book 6245, Page 885, said Register's Office. I, Jan Lewis Brandes, wife of William E. Brandes, join for the purposes of conveying any interest I may have in the above described property, particularly marital rights.

continued on back

This is unimproved ( ) improved (X) property, known as 3720 Central Avenue (House Number) (Street) Nashville, TN 37205 (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 our hand s this 29th day of JUNE, 19 90

William F. Brandes
WILLIAM F. BRANDES

Jan Lewis Brandes
JAN LEWIS BRANDES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Brandes and wife, Jan Lewis Brandes

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of JUNE 19 90

Commission expires 8-8-92

Heather Pitt
Notary Public

STATE OF TENNESSEE
Davidson County

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Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

6376 07/02 0101 03CHECK 964.00
7917 10/05 0101 03CHECK 6.00

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

Eligibility of Witness, Notary Public, Recording in this Document Unascertainable When Received

RE-RECORD

STATE OF TENNESSEE
Davidson County

On this _____ day of _____ 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JUL 23 3 PM '90
IDENTIF. REFERENCE
3 8 5 7 1

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN
OCT 5 2 17 PM '90
IDENTIF. REFERENCE
6 3 0 3 7

legal description continued:
The property herein conveyed is subject to restrictive convenants of record in Book 498, Page 583, said Register's Office.

The Grantor owns an easement over the property adjoining the conveyed premises on the easterly side and hereby grants and conveys to the Grantee, his heirs and assigns all his rights to the an easement for igress, egress and regress from and to the public alley over and upon the said adjoining tract for use of the driveway as it exists and is shown on a Mortgage Loan Inspection byJohn B. Kohl, III dated 2/24/84, a copy of said inspection being attached hereto and incorporated herein by reference. Said easement shall be appurtenent to and run with the land conveyed to Grantee, until such time as the Grantor, his heirs or assigns, shall provide another means of access to the drive serving the rear parking area of Lot 1 from the alley running along the northwesterly margin of said Lot 1 rendering this easement unnecessary, and i burdened with the requirement that said Grantee shall bear one-half of the cost of maintenance of said drive from the public alley to the point of Grantee's property line.