This Instrument Prepared By:
mail to: Milton W. Smith, Jr., Attorney
4301 Hillsboro Rd., Ste. 220
Nashville, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| A. Brooks Parker and wife, Anne S. Parker | (Same) | Map 81-8 |
| NAME: 1715 & 1815 - 5th Ave. N. (STREET ADDRESS OR ROUTE NUMBER) | NAME: 340 21st Ave. North (STREET ADDRESS) | Par. 259 (TR.I) |
| Nashville, TN 37208 (CITY) (P.O. ZONE) (STATE) | Nashville, TN 37203 (CITY) (ZONE) (STATE) | & 459 (TR.II) |

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*FOR AND IN CONSIDERATION of the sum of*.....TEN AND NO/100----------
----------($10.00)----------*Dollars,*

Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

9175 11/21 0101 03CHECK 92.30

.....Virginia B. Sherling, a widow.....

*have this day bargained and sold, and do hereby transfer and convey unto the said*.....A. Brooks Parker and wife, Anne S. Parker, hereinafter called Grantees, their

.....

.....*(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

TRACT I: Being Lot No. 474 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 474 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to Randolph R. Sherling and wife, Virginia B. Sherling, by deed of record in Book 7045, page 3, said Register's Office. The said Randolph R. Sherling being now deceased.

TRACT II: Being Lot No. 176 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, page 105, said Register's Office.

Said Lot No. 176 fronts 50 feet on the southwesterly margin of 5th Avenue North, former Summer Street, and extends back 188 feet and 7 inches on the southeasterly line and 189 feet and 2 inches on the northwesterly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Randolph R. Sherling and wife, Virginia B. Sherling, by deed of record in Book 6890, page 284, said Register's*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,000.00

Subscribed and sworn to before me, this the 19th day of November, 1990

Affiant

My commission expires: 1-11-1993
(Affix Seal)

Notary Public

unimproved( )
This is improved (X) property, known as 1715 & 1815 - 5th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*.....Grantees, their

.....

.....*(successors),*

*heirs and assigns forever*.....I..... *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it,*

*and that the same is unencumbered,* except for 1990 real property taxes which have been prorated and by the existing leases on subject property which are hereby transferred and assigned to Grantees. Said property is hereby conveyed in "as is" condition unto Grantees. I.....*further covenant and bind*.....*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.*

*Witness*.....my.....*hand*.....*this*...19th...*day of*.November...*19*.90...*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*Office. The said Randolph R. Sherling being now deceased.

7416U

IDENTIF. REFERENCE

Nov 21 9 11 AM '90

FELIX E. DALE, REGISTER OF DEEDS
DAVIDSON COUNTY TN.

Virginia B. Sherling
VIRGINIA B. SHERLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personallly appeared before me,* the undersigned *, a Notary Public in and for said County and State,* Virginia B. Sherling *, the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 19th *day of* November *, 19* 90

*Commission expires* 1-11-1992 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* , *a Notary Public of the State and County aforesaid, personally appeared* , *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* , *of the* , *the within named bargainor, a corporation, and that* *he as such* , *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* *self as* .

*Witness my hand and seal, at office in* , *this* *day of* , *19* .

*Notary Public*

*Commission expires* .

WARRANTY DEED
FROM
TO

Compliments of
**Colonial Title Company**
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

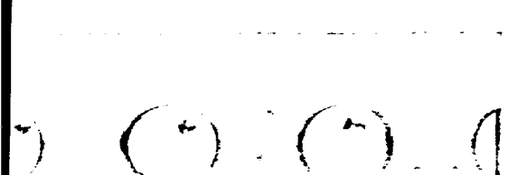
FOR _____

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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 | 26000.00 |
| CON TX | 85.80 |
| PRFEE | 1.00 |
| MRFEE | 6.00 |
| TOTAL | 92.80 |
| CHECK | 92.80 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/90 01 09:09 0001 9175



74160

IDENTIF. REFERENCE

Nov 21 9 11 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375167