Box 17

BOOK 8265 PAGE 77

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
P & P Properties	Same	Map 105-7
1425 4th Avenue South		Parcel 471
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; we, Kelsey Allen Thompson and Nathan Albert Thompson, Jr., sole heirs at law of Beauregard Thompson and Samanthia Thompson, deceased,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

P & P Properties, a partnership,

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Beginning on the easterly margin of 4th Avenue South, as widened, at a point 37 1/2 feet south of the southerly margin of Carney, formerly Cass Street; thence at right angles easterly 152.6 feet, more or less, to the westerly line of the property conveyed to Sarah Brooks by deed from Sarah T. Carney Lehi, of record in Book 876, page 187, Register's Office for said County; thence with said Brooks' westerly line, southwardly 37 1/2 feet to the northerly line of the Maggie Carney lot; thence with said line, westwardly 153.6 feet, more or less, to the easterly margin of 4th Avenue South, as widened; thence with same, northwardly 37 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Beauregard Thompson and wife, Samanthia Thompson by deed from Beulah Drake of record in Book 1314, page 135, Register's Office for Davidson County, Tennessee. The said Beauregard Thompson and Samanthia Thompson having since died and Kelsey Allen Thompson and Nathan Albert Thompson, Jr. being their sole heirs at law.

This is improved ( ) unimproved (x) property, known as 1502 4th Ave., S., Nashville, TN

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 assigns, to warrant and defend title 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 December, 1990.

Kelsey Allen Thompson
KELSEY ALLEN THOMPSON

Nathan Albert Thompson Jr.
NATHAN ALBERT THOMPSON, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelsey Allen Thompson and Nathan Albert Thompson, Jr., the within named bargainors, 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 18th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Keesee
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $4,000.00.

Jack Thaxton
AFFIANT

Subscribed and sworn to before me this 18th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Keesee
NOTARY PUBLIC

2532 12/28 0101 03CHECK 20.20

82165

IDENTIF. REFERENCE

Dec 28 11 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 4000.00
CON TX 13.20
PRFEE 1.00
WDEED 6.00
TOTAL 20.20
CHECK 20.20

12/28/90 01 11:00 0001 2532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82165

IDENTIF. REFERENCE

DEC 28 11 01 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384909