LCX 58

BOOK 8296 PAGE 547

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Ernest Ray Allen Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 91

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: 5/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Ernest Ray Allen, Sr.	Ernest Ray Allen, Sr.	MAP 81-12
(NAME)	(NAME)	
1622 Arthur Avenue	1622 Arthur Avenue	PARCEL 115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Nick Stuart, Executor of the Estate of Nettie G. Grimes, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Ray Allen, Sr., a single person

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" for legal description, which is incorporated herein.

9343

IDENTIF. REFERENCE

FEB 21 1 41 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8604 02/21 0101 03CHECK 109.00

unimproved ( )
This is improved (X) property, known as 1622 Arthur Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37208 (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 19th day of February, 19 91

Nick Stuart

Nick Stuart, Executor of the Estate of
Nettie G. Grimes, deceased

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

_____,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Nick Stuart

_____,

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 Executor of the Estate of Nettie G. Grimes, deceased of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of February, 19 91.

Commission expires 5/20/92 Ann B Waddell

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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WARRANTY DEED

FROM

Nick Stuart, Executor of the Estate of

Nettie G. Grimes, deceased

TO

Ernest Ray Allen, Sr.

Prepared by:

Being Lot 317 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for said County.

Said Lot 317 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 4278, PAGE 641, R.O.D.C., TN DESCRIBED AS FOLLOWS:

Beginning at the apparent common corner of Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said common corner being located by survey, South 47 degrees 30 minutes 29 seconds East 301 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continued with the westerly margin of said alley and the easterly boundary of said Lot 317, South 47 degrees 30 minutes 29 seconds East 50 feet to the apparent common corner of Lots 317 and 318 in the aforesaid subdivision; thence with the common line between said Lots 317 and 318, South 42 degrees 33 minutes 42 seconds West 78.00 feet to a point; thence North 18 degrees 46 minutes 48 seconds West 26.90 feet to a point; thence North 1 degree 37 minutes 04 seconds East 40.27 feet to a point in the common line between said Lots 316 and 317; thence with the common line between said Lots 316 and 317, North 42 degrees 33 minutes 42 seconds East 34.62 feet to the point of beginning, containing 3004 square feet.

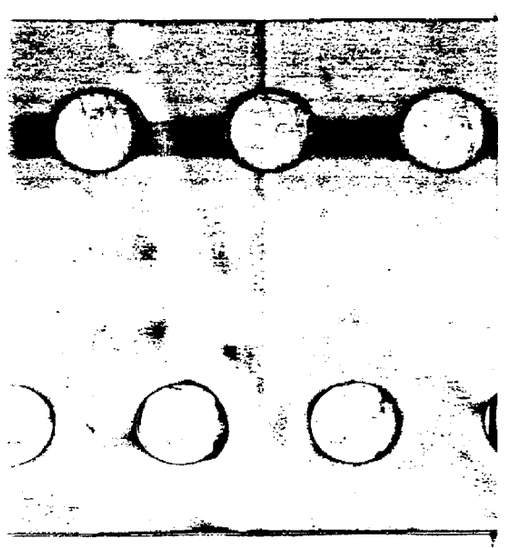
Said above described land is condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby condemned.

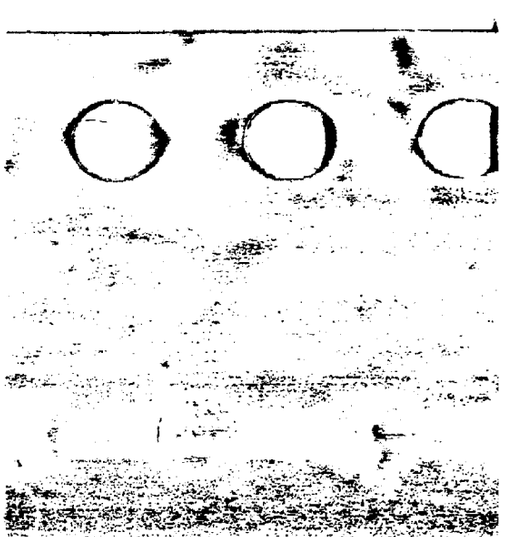
In addition to the above there is hereby condemned an easement, 20 feet in width, across and through the lands of the condemnees, more particularly described as follows:

Beginning at a point in the common line between Lots 316 and 317 on the Plan of McGavock, Wetmore and Others' First Addition, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, said point being North 42 degrees 33 minutes 42 seconds East 84.86 feet from the easterly margin of Arthur Avenue, as surveyed along said common line; thence continuing with said common line, North 42 degrees 33 minutes 42 seconds East 30.52 feet to the Right-of-Way Line of Interstate Route I-265; thence with and binding on said Right-of-Way line, South 1 degree 37 minutes 04 seconds West 40.27 feet to a point; thence North 76 degrees 28 minutes 15 seconds West 20.44 feet to a point; thence on a line being parallel to and 20 feet from (measured at right angles) the aforesaid Right-of-Way Line, North 1 degree 37 minutes 04 seconds East 13 feet to the point of beginning, containing 533 square feet.

Being part of the same property conveyed to Victor M. Grimes and wife, Nettie G. Grimes by deed from Frank W. Russell and wife, Elizabeth S. Russell of record in Book 3253, page 603, Register's Office for Davidson County, Tennessee.

The said Victor M. Grimes having predeceased Nettie G. Grimes. Nettie G. Grimes having since died and by Will of record in Will Book 171, page 134, Probate Court, Davidson County, Tennessee, property was devised to Schrader Lane Church of Christ.





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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 9.00
TOTAL 109.00
CHECK 109.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/21/91 01 15:41 0001 8604

94343

IDENTIF. REFERENCE

FEB 21 1 41 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398864