Bk 36

WARRANTY DEED

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
105-10-42.00	Marc W. Ball & Kitty S. Moon	Marc W.Ball & Kitty S. Moon 1813 8th Avenue, South Nashville, TN.
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	1813 8th Avenue, South	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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RAYMOND N. MITCHELL and wife, JOYCE B. MITCHELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARC W. BALL as to 75% interest, and KITTY S. MOON as to 25% interest, Tenants In Common

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and Lease Agreement with National Advertising Company, as of record in Book 5297, page 295, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1991 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of May, 1991.

Raymond N. Mitchell

Joyce B.Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 8363 PAGE 799

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Raymond N. Mitchell and wife, Joyce B. Mitchell

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of May, 1991.

My commission expires: 3-26-94

Mary Ann Selley
Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____

_____ the bargainor(s), 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 _____,

this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 300,000.00

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF May 19 91 MY COMMISSION EXPIRES: 3/26/94 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM
RAYMOND N. MITCHELL and wife,
JOYCE B. MITCHELL

TO
MARC W. BALL and KITTY S. MOON

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public

SCHEDULE A

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Waverly Land Company's Property called "Waverly Place" as of recrod in Book 57, page 95, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of 8th Avenue, South, as widened at a point 325 feet south of the southerly margin of Argyle Avenue, said point being the southeast corner of the property conveyed to Bass Wiles and wife, by deed from Martin Goddard Diamond and wife, as of record in Book 1238, page 230, said Register's Office; thence with the westerly margin of said Avenue, southwardly 75 feet to the northeast corner of the property conveyed to Carrie Lee Carver by deed from Eben Carver, as of record in Book 587, page 18, said Register's Office; thence with said Carver's northerly line, westwardly 180 feet more or less to the easterly margin of an alley; thence with said alley, northwardly 75 feet to the southwest corner of said Wiles property; thence with the southerly line of same, eastwardly, 171.03 feet, more or less, to the beginning.

Being the same property conveyed to Raymond N.Mitchell, by deed from Medlin Realty Co., a Tennessee Corporation, as of record in Book 4806, page 288, Register's Office for said County.

Included in the above described property but expressly excluded therefrom is the following described property:

Being a part of Lot No. 2 on the Plan of the Waverly Land Company's property called "Waverly Place", as of record in Book 57, page 95, Register's Office for said County, described as follows:

Beginning at a point a distance of 325 feet, more or less, along the western boundary of 8th Avenue, South in a southerly direction, from the southwesterly intersection of Argyle Avenue and 8th Avenue, South; thence along the northerly bundary of Parcel 105-10-42 in a westerly direction a distance of 15 feet, more or less, to a point; thence along a line in a southerly direction a distance of 75 feet, more or less, to a point; thence along the southern boundary of parcel 105-10-42 in an easterly direction a distance of 15 feet, more or less, to a point; thence along the western boundary of 8th Avenue, South in a northerly direction a distance of 75 feet, more or less, to the point of beginning, containing 1,125 square feet, more or less.

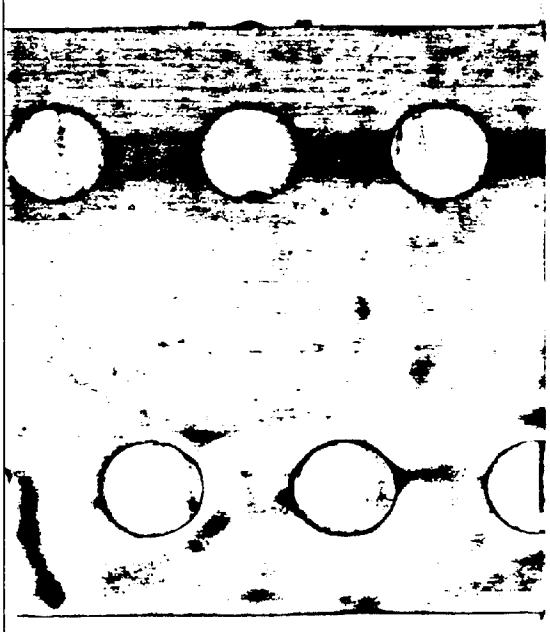
Being the same property conveyed to Metropolitan Development & Housing Agency, by deed from Raymond N. Mitchell and wife, Betty J. Mitchell, as of record in Book 5140, page 395, Register's Office for said County.

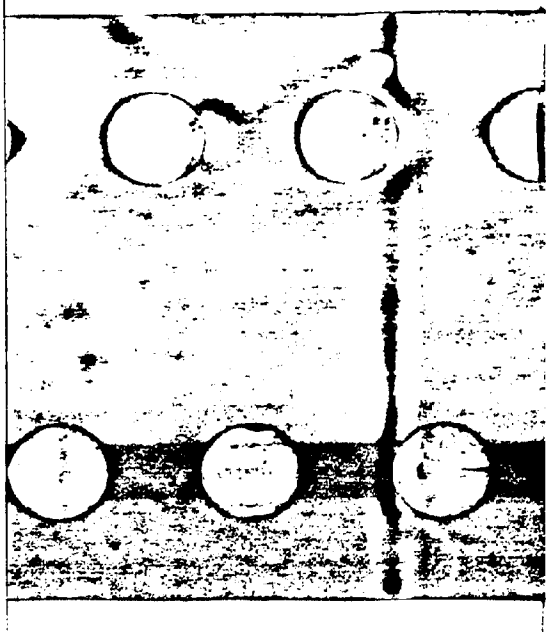
18597

IDENTIFICATION REFERENCE

MAY 31 3 43 PM '91

7111 05/31 0101 03CHECK 1000.00





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

185977

IDENTIFICATION REFERENCE

Mar 31 3 PM '91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	300000.00
CON TX	990.00
PRFEE	1.00
WDEED	9.00
TOTAL	1000.00
CHECK	1000.00

05/31/91 01 15:44 0001 7111

No. 426657