VIII-H/SA12 JRR/aw

15A

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

SPECIAL WARRANTY DEED BOOK 8617 PAGE 756

Address New Owner(s) as follows: WAYNE M. McINTURFF et al, Route 3, Box 4481, Pecan Valley Road, Nashville TN 37218

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Field Book No. 13W09535 13W09540, Map/Parcel No. 093-10-0 - Parcels 386/388

For and in consideration of the sum of EIGHTY SIX THOUSAND ($86,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, in his official capacity as Administrator Cum Testamento and no other, hereinafter referred to as the Grantor, have bargained and sold and by these presents, do hereby transfer and convey unto WAYNE M. McINTURFF and wife, EMMA S. McINTURFF, their heirs and assigns, a three-fifths (3/5) undivided interest, and to JIM E. McCULLOUGH, his heirs and assigns, a two-fifths (2/5) undivided interest, as tenants in common, that certain improved real property located at and known as 304-306 Fourth Avenue, South, Nashville, Davidson County, Tennessee, as shown on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WAYNE M. McINTURFF and wife, EMMA S. McINTURFF, their heirs and assigns, a three-fifths (3/5) undivided interest, and to JIM E. McCULLOUGH, his heirs and assigns, a two-fifths (2/5) undivided interest, as tenants in common, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself/his heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was**

lawfully seized in and possessed by JOHN R. REYNOLDS, Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, and does not extend to any previous time thereto.

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

Witness my hand this 01st day of May 1992.

JOHN R. REYNOLDS
Administrator Cum Testamento
Annexo of the Estate of
HOOPER JONES, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN R. REYNOLDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator Cum Testamento Annexo of the Estate of HOOPER JONES, Deceased, and is authorized to execute this instrument on behalf of the Estate of HOOPER JONES, Deceased.

Witness my hand and official seal at Nashville, Tennessee, this ~~01st~~ 4/7 day of May 1992.

Notary Public

My commission expires 22 May 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 86,000.00.

Affiant

Subscribed and sworn to before me
this ~~01st~~ 4/7 day of May 1992.

Notary Public

My commission expires: 22 [illegible]

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
Nashville TN 37201

EXHIBIT A

TRACT A:

BEGINNING on the East side of Cherry Street (4th Avenue South) at John Dougherty's line, running thence with said street twenty-six (26) feet, southwardly, to a stake; thence eastwardly right angles 102 feet to a stake; thence northwardly at right angles twenty-six (26) feet to said Dougherty's line; thence at right angles with said Dougherty's lines and westwardly one hundred and two (102) feet to the begining.

Being the same property conveyed to Hooper N. Jones by deed from James D. Niedergeses, Bishop Roman Catholic Diocese of Nashville, recorded May 13, 1982, in Book 5884, page 733, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but **EXCLUDED** therefrom is that portion of subject property taken by the City of Nashville to widen 4th Avenue South. The above described property is known as Lots 22 and 23 of Kirkman Subdivision of Lots 15 and 17 and 25 to 27, of Davidson Academy, of record in R-460, said Register's Office.

This is unimproved property known as 304 Fourth Avenue, South, Nashville TN 37201.

TRACT B:

Being the southerly 19 feet of Lot No. 23 and the northerly 30-1/2 feet of Lot No. 24 in Kirkman's Subdivision of Part of the Davidson Academy Property, a plan of which subdivision is of record in Book "R", page 460, of the Register's Office for said County, described as follows:

BEGINNING at a point 65 feet south of the corner of Kirkman, now Mulloy Street, and Cherry Street, now Fourth Avenue South; thence southwardly with the east line of said Cherry Street 49-1/2 feet; thence at right angles to the said Cherry Street eastwardly to Almond Street, now Hume Street; thence northwardly 49-1/2 feet; thence westwardly the depth of the whole lot to the beginning corner.

Being the same property conveyed to Hooper N. Jones by deed from Erma Cohn, et vir, recorded May 22, 1936, in Book 989, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Fourth Avenue, South, Nashville TN 37201.

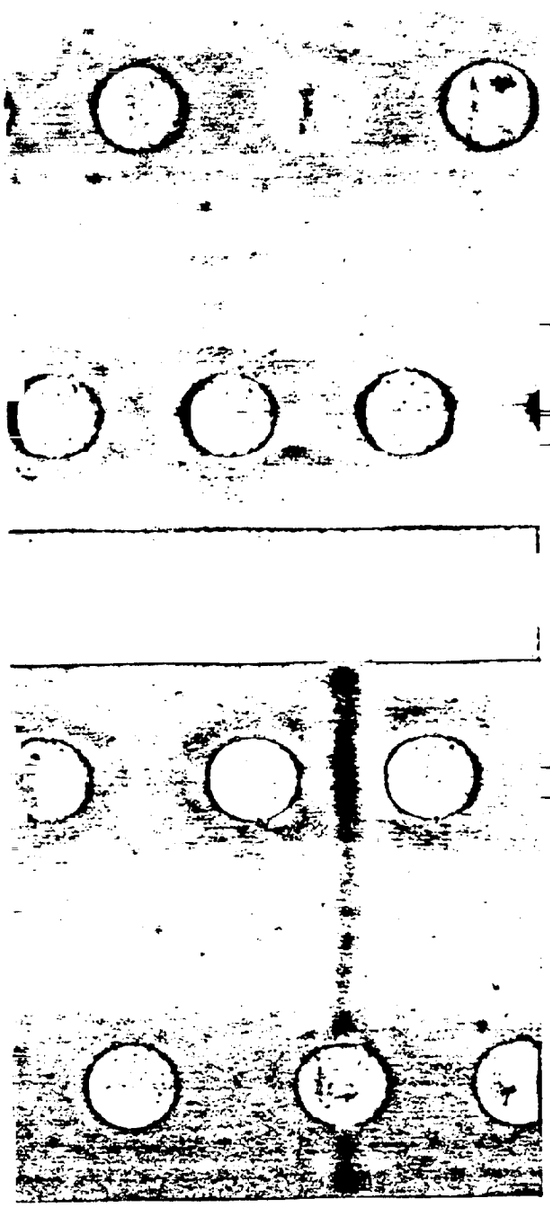
The said Hooper N. Jones died testate on 20 August 1985, and John R. Reynolds was appointed Administrator Cum Testamento Annexo on or about 16 October 1985, in the Probate Court for Davidson County, Tennessee, Docket No. 77112. This real property is being conveyed pursuant to an Order of Confirmation of Sale of 304-306 Fourth Avenue, South, Nashville, Davidson County, Tennessee, in the Probate Court for Davidson County, Tennessee, Minute Book 359, page 392.

07324
IDENTIF. REFERENCE
May 4 3 28 PM '92
328.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8617 PAGE 783

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86000.00
CON TX 318.20
PRFEE 1.00
WDEED 9.00
TOTAL 328.20
CHECK 328.20

05/01/92 01 15:29 0001 3412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07324

IDENTIF. REFERENCE

MAY 4 3 28 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 527684