BOOK 8680 PAGE 219

WARRANTY DEED

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS ~~TRANSFER~~ IS $45,000.00
[
[Earl Leonard Pentecost
[Affiant
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
[21st DAY OF July, 1992.
[
[Harold E. Collins
[Notary Public
[MY COMMISSION EXPIRES: 1-23-94
[(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY		
Harold E. Collins, Attorney, 4800 Charlotte Avenue, Nashville, TN 37209		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Leonard Pentecost, et als	SAME	Map 93-06-1
(NAME)	(NAME)	
824 Highland Crest Drive		Parcel 8.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		06W 03060
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-FIVE THOUSAND DOLLARS,($45,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY GRANTOR, I, JOSEPH THOMAS PENTECOST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL LEONARD PENTECOST, GERRY P. FINLEY AND ANN GRINNELL TRENT, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTERESTS, THE SAME BEING A ONE-FOURTH UNDIVIDED INTEREST, IN AND TO A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 113 on the Original Plan of the Town of Nashville, not of record, and described according to a copy of a survey thereof made June 15, 1961, by Z.J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the west margin of 6th Avenue North, 31.15 feet south of the south margin of City Alley No. 59; said point being in the centerline of a party wall; thence with the centerline of said party wall, westerly parallel to the south margin of said Alley No. 59, 140.2 feet to the east margin of Capitol Boulevard; thence with the margin of said Boulevard, southerly 29 feet to a point in the centerline of an 8 inch party wall; thence with the centerline of the same, easterly 140.1 feet to a point in the west margin of 6th Avenue North; thence with the margin of the same, northerly 30 feet to the point of beginning.

BEING the same property conveyed to Taylor M. Grinnell and wife, Nellie M. Grinnell by deed from the National Life and Accident Insurance Company of record in Book 3251, Page 418, R.O.D.C. Tennessee, the said Taylor M. Grinnell having predeceased the said Nellie M. Grinnell, his widow, who has since died Testate, devising the said property to Joseph Thomas Pentecost, Earl Leonard Pentecost, Gerry P. Finley and Ann Grinnell Trent, in equal shares, or record in Will Book 54, pages 380 and 381, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS subject to, but together with Grantor's interest in, lease from Grantor to Broadway National Bank dated November 14, 1956, and recorded in Book 2612, page 319, said Register's Office.

ALSO subject to party wall agreement recorded in Book 343, page 269, said Register's Office and amendment thereto recorded in Book 723, page 730, said Register's Office; party wall agreement recorded in Book 378, page 441, said Register's Office; any subleases executed by Broadway National Bank.

This conveyance is subject to 1992 property taxes and assessments.

The above description is the same as in the previous deed of record.

Margarette S. Pentecost, wife of Grantor, Joseph Thomas Pentecost, joins in this conveyance for the express purpose of conveying any and all right, title and interest she has in and to the above described property, by virtue of being married to the said Grantor.

212 Capitol Boulevard Nashville, Tennessee 37219
(Number) (Street) (City) (State) (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 our hands this 16TH day of JULY, 1992.

Joseph Thomas Pentecost
JOSEPH THOMAS PENTECOST - SELLER

Margarette S. Pentecost
MARGARETTE S. PENTECOST

STATE OF FLORIDA)
)
COUNTY OF VOLUSIA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Thomas Pentecost and Margarette S. Pentecost 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 16th day of July, 1992.

NOTARY PUBLIC

Notary Public, State of Florida
My Commission Expires: My Commission Expires Dec. 23, 1992
Bonded Thru Troy Fain-Insurance Inc.

My commission expires:

29157

IDENTIF. TREFERENCE

JUL 21 10 46 AM '92

FEE $ 175.00

REGISTER'S OFFICE DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8680 PAGE 221

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 45000.00
CON TX 166.50
PRFEE 1.00
MDEED 8.00
TOTAL 175.50
CHECK 175.50
07 21 92 01 10:47 0001 7360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29157.

IDENTIF. TREFERENCE

JUL 21 10 46 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 552078