STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF September 92

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Pendergrass	D.O.L. Properties	MAP 93-15
(NAME)	(NAME)	
820-826 Fifth Avenue South	820 5th Ave South	PARCEL 160
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, D.O.L. Properties, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry C. Pendergrass

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:

TRACT ONE

Land in Davidson County, Tennessee, described to wit:

BEING the southerly 30 feet of Lot No. 70 in Barrow Grove Addition, to the City of Nashville, fronting 30 feet on the easterly side of Fifth Avenue South, formerly South Summer Street, and running back between parallel lines 176 feet to an alley, as per plan recorded in Book "S", page 279, of the Register's Office for said county, and more particulary described as beginning at a point on the easterly side of Fifth Avenue, South 121 feet north of the northerly margin of Mulberry Street; running thence easterly parallel to the northerly margin of Mulberry Street, 176 feet to an alley; thence northerly with the westerly margin of said alley, 30 feet; thence westerly 176 feet to the easterly margin of Fifth Avenue South; thence southerly with the easterly margin of Fifth Avenue South 30 feet to the beginning.

TRACT TWO

LAND in Davidson County, Tennessee, described to wit;

Beginning part of Lot No. 69 on the Map of Barrow Grove of record in Book "S", page 279, said Register's Office described as follows:

Beginning at a point in the east margin of 5th Avenue South at the northwest corner of the property conveyed to J.J. Nelson and wife, of rcord in Book 545, page 343, Register's Office said point being 60 feet north of Mulberry Street; thence along Nelson's north line, easterly 176 feet to the west margin of said alley northerly 61 feet to a point; thence westerly 176 feet to the east margin of 5th Avenue South; thence with the margin of the same, southerly 61 feet to the point of beginning.

TRACT THREE

CONTINUED

unimproved ( )
This is improved (X) property, known as 820-826 Fifth Avenue South, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (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 29th day of September 19 92

D.O.L. Properties, a Tennessee Partnership
By:

BOOK 8743 PAGE 176

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, ~~D.O.L. Properties, a Tennessee Partnership~~ the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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. Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 19 92.

Commission expires 11/27/93

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

D.O.L. Properties

TO

Jerry C. Pendergrass

RETURN TO:

Sidwell & Barrett, P.C.
212 E. Main Street
Franklin, Tennessee 37064

(continued)

LAND in Davidson County, Tennessee, being the south 60 feet of Lot No. 59 on the Plan of Samuel Weakley's Survey of Barrows Grove, as of record in Book "S", page 279, Register's Office for said County.

Said part of said Lot fronts 60 feet on the easterly side of Fifth Avenue South, formerly Summer Street, and runs back between parallel lines along the north margin of Mulberry Street, 176 feet to an alley.

5 0 3 1 8:

IDENTIFICATION REFERENCE

SEP 30 3 51 PM '92

A.D. WILSON REGISTER
DAVIDSON COUNTY, TN

PICK-UP

1706 09/30 0101 03CHECK 2510.50

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

RECEIVED OF _____

FOR _____

BOOK 8743 PAGE 178

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	
	675000.00
CON TX	2497.50
PRFEE	1.00
WDEED	12.00
TOTAL	2510.50
CHECK	2510.50

09/30/92 01 15:52 0001 1706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50318.

IDENTIFICATION REFERENCE

SEP 30 3 51 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 575287