169214

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8788 PAGE 762

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Tom Morales TomKats Catering, Inc. 179 Belle Forest Circle Suite 203 Nashville, TN 37221	Same	93-06-3

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY ("Grantor") has bargained and sold, and by these presents transfers and conveys unto TOM MORALES ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 69 in the original plan of the Town of Nashville, beginning at the northerly margin of Broad Street at a point 87 feet 1 5/8 inches westerly from the westerly margin of Cherry Street; running thence westerly with the northerly margin of Broad Street 27 feet 7 1/2 inches; thence at right angles, to Broad Street, northerly 130 feet; thence parallel with Broad Street, easterly 34 feet; thence at right angles, southerly 60 feet; thence at right angles, westerly 6 feet 4 1/2 inches; thence at right angles, southerly 70 feet, to the beginning.

Being part of the same property conveyed to Amanda K. Berry by deed of record in Book 777, page 551, Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

Said Amanda K. Berry has since died, devising the herein described property to W.T. Berry by will, of record in Will Book 51, page 302, Probate Office for Davidson County, Tennessee.

Title was vested in Coburn Dewees Berry, III, as the sole heir-at law of W. T. Berry, deceased, who died intestate. Said property was conveyed to Grantor by deed of record in Book 8159, page 160, said Register's office.

This is improved property known as 408 Broadway, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Restrictions of record in Book 7423, page 374, Register's office for Davidson County.

2. The provisions of Capitol Mall Redevelopent Project Plan, applicable Metro Codes, restrictive covenants of record, existing highway, roadway sidewalk, drainage, and utility easements, and such state of facts as an accurate survey would disclose.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his

heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 16 day of November, 1992.

THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
Gerald F. Nicely,
Executive Director

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gerald F. Nicely, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, after being duly sworn acknowledged himself to be Executive Director of THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, the within named bargainor, a public corporation, and that he being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said public corporation by the said Executive Director.

WITNESS my hand and official seal at office on this the 16th day of November 1992.

_____
Notary Public

My Commission Expires:
11-27-93

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $133,830.00.

_____
Affiant

Sworn to and subscribed before me this 16th day of November, 1992.

_____
Notary Public

My Commission Expires:
11-27-93

65301

IDENTIFICATION REFERENCE

NOV 17 2 54 PM '92

DAVIDSON COUNTY, TN

7878 11/17 0101 03CHECK 504.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8788 PAGE 764

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	
				133830.00
			CON TX	495.06
			PRFEE	1.00
			MDEED	8.00
			TOTAL	504.06
			CHECK	504.06
11/17/92	01		14:52 0001	7878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65301-

IDENTIFICATION REFERENCE

Nov 17 2 54 PM '92

[illegible]
DAVIDSON COUNTY, TN

No. 591675