Bot 41

GENERAL WARRANTY DEED

BOOK 9271 PAGE 972

FROM: Lester K. Hersch, Trustee
Grantor

TO: Jeffrey R. King, Trustee
Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1818 Patterson Street Nashville, TN 37203	(new owner)	92-12-87 9W 01020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Eighty Thousand and 00/100 Dollars ($680,000.00).

Jeffrey R. King, Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of March, 1994.

Notary Public

My Commission Expires: January 24, 1998

FOR AND IN CONSIDERATION OF the sum of Six Hundred Eighty Thousand and 00/100 Dollars ($680,000.00), the receipt and sufficiency of which are hereby acknowledged, Lester K. Hersch, Trustee (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jeffrey R. King, Trustee (the "Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1814-1818 Patterson Street, Nashville, Tennessee 37203.

25249
IDENTIF. & REFERENCE

94 MAR -8 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.

114286.1 2/28/94

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 1st day of March, 1994.

x Lester K. Hersch
LESTER K. HERSCH, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Joy Cox, a Notary Public of said County and State, LESTER K. HERSCH, TRUSTEE, the within named 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, at Office, this 1st day of March, 1994.

Joy Cox
Notary Public

My Commission Expires: 9-24-94

EXHIBIT A

Property Description

BOOK 9271 PAGE 974

TRACT I:

Land in Davidson County, Tennessee, being Lot Nos. 254 and 255, Map of Boyd Home Tract as of record in Book 21, page 39, Register's Office for said County.

Said Lot No. 254 fronts 50 feet on the north side of Patterson Street and runs back between parallel lines 170 feet to an alley in the rear.

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of the Boyd Home Tract of record in Book 21, page 39, said Register's Office.

Said Lot No. 255 fronts 50 foot on the northerly side of Patterson formerly Cumberland Street, and runs back between parallel lines with the easterly margin of 19th Avenue North formerly Douglas Avenue, 170 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee being the west 38 feet of Lot No. 253 in the Plan of the Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said part of Lot No. 253 fronts 38 feet on the north side of Patterson Street and runs back northwardly between parallel lines 170 feet to an alley.

Being the same property conveyed to Lester K. Hersch, Trustee, by deed from Lester K. Hersch and wife, Mildred D. Hersch, of record in Book 5808, page 333, Register's Office for Davidson County, Tennessee.

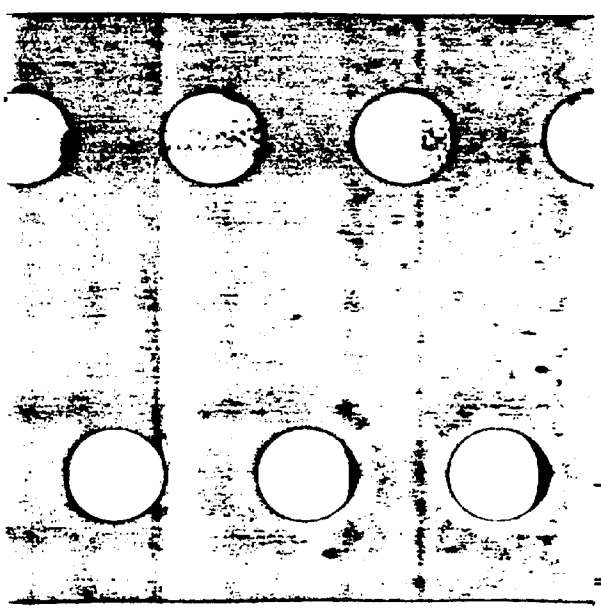
Being the same description as contained in the previous deed of record.

EXHIBIT B

Encumbrances

Taxes for 1994 constitute a lien but are not yet due and payable.

9046 03/08 0101 03CHECK 2529.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

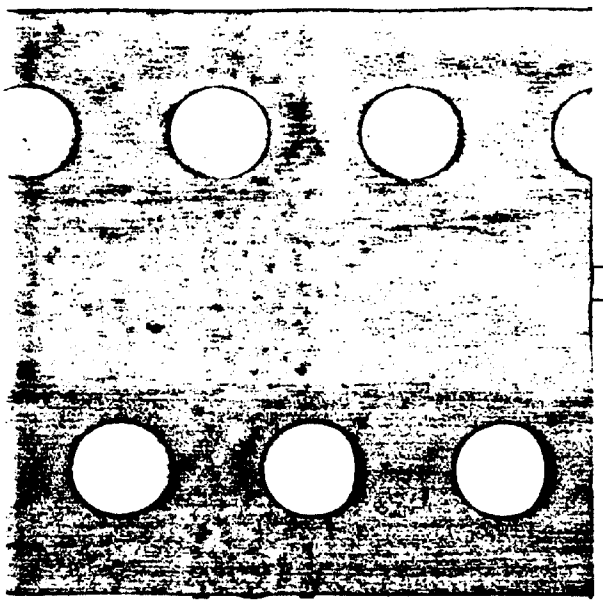
FOR _____

BOOK 9271 PAGE 975

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		
			680000.00	
			CON TX 2516.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 2529.00	
			CHECK 2529.00	
03/08/94	01	11:12 0001	9046	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25249
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 11:08

REGISTER
DAVIDSON COUNTY, TN.

No. 764450