To. Boy 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9405 PAGE 566

WARRANTY DEED

Name and Address of New Owner:

James W. Carell
P. O. Box 1984
Nashville, TN 37202

Send Tax Bills To:

New Owner

Street Address of Subject Property:

1210 8th Avenue South
Nashville, TN 37203

Map-Parcel No:

105-6-106-Tract I
105-6-339-Tract II

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND NO/100 ($340,000.00) Dollars,** the receipt and sufficiency of which is hereby acknowledged, **GROUP INVESTMENT SERVICES**, a Tennessee General Partnership, hereinafter called the **GRANTOR**, has bargained and sold and by these presents does transfer and convey unto JAMES W. CARELL AND WIFE, JANET K. CARELL, hereinafter called the **GRANTEE**, its/his/their heirs, successors and assigns, a certain tract or parcel of land in Nashville, County of Davidson, State of Tennessee, described as follows:

SEE EXHIBIT "A", ATTACHED HERETO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the **GRANTEE**, its/his/their heirs, successors and assigns, in fee simple, forever.

And the **GRANTOR** covenants with the **GRANTEE** that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

And the **GRANTOR** further covenants and binds itself, its heirs, successors and representatives to warrant and defend the title to the said land to the **GRANTEE**, his/its/their heirs, successors and assigns against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the **GRANTOR** has hereunto set its hand has caused its name to be signed hereto by its duly authorized managing partner, on this the 11th day of July, 1994.

GROUP INVESTMENT SERVICES,
A Tennessee General Partnership

BY: _____
Thomas H. Jackson
Managing Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared **Thomas H. Jackson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the managing partner of **Group Investment Services,** a Tennessee General Partnership, the within named bargainor, and that as such managing partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Nashville, Tennessee, this 11 day of July, 1994.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

_____
NOTARY PUBLIC
My commission expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $340,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 11 day of July, 1994.

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

Mary Ann Selley
NOTARY PUBLIC
My commission expires: _____

70344
IDENTIF. & REFERENCE

94 JUL 12 PM 3:31
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A" BOOK 9405 PAGE 568

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 5 and the northerly 3.4 feet of Lot No. 6 on the Map of Frank G. Ignatz Subdivision of Lot No. 1 on the division of the Horton Lands, as of record in Book 421, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of 6 front together 50.1 feet on the easterly side of 8th Avenue South, as widened, formerly Spruce Street, and runs back 143.6 feet on the northerly line and 144.1 feet on the southerly line to an alley, measuring 50.1 feet thereon.

Excluded from said TRACT ONE is the following, the same having heretofore been conveyed to Metropolitan Development and Housing Agency; as of record in Book 5116, Page 330, said Register's Office:

Parts of Lots Nos. 5 and 6 on the division of the Horton Lands, of record in Book 421, Page 21, said Register's Office, described as follows:

Beginning at a point, said point being 187 feet, more or less, in a southerly direction along the easterly boundary of Eighth Avenue South, measured from the southeast intersection of Chestnut Street and Eighth Avenue South; thence along a line in an easterly direction a distance of 15 feet, more or less, to a point; thence along a line in a southerly direction a distance of 50 feet, more or less, to a point; thence along the easterly boundary of Eighth Avenue South in a northerly direction, a distance of 50 feet, more or less, to the point of beginning, and containing 750 square feet, more or less.

TRACT TWO:

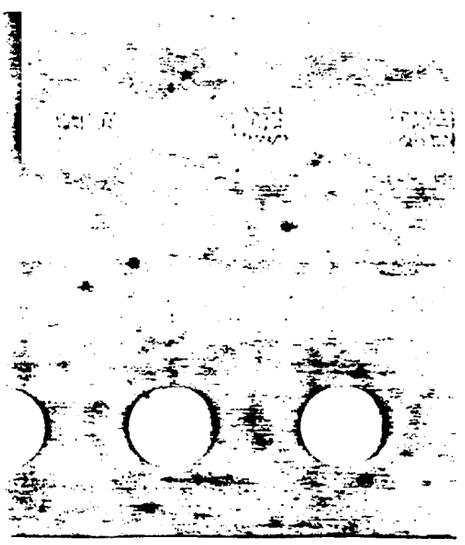
Land in Davidson County, Tennessee, being a parcel of land marked "Reserved" on the Plan of Edgehill Estates, Section 62, of record in Book 4660, Page 151, said Register's Office, described as follows:

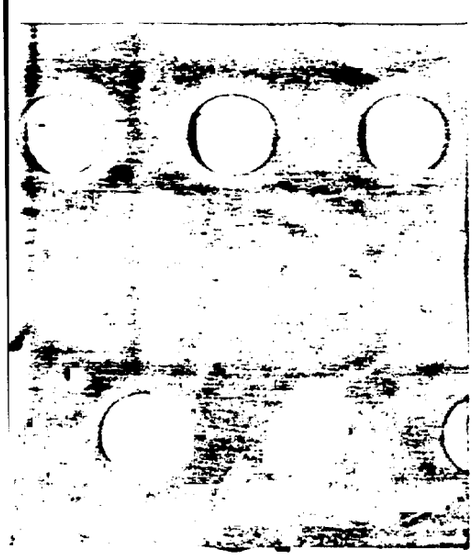
Beginning at a concrete monument in the east margin of the proposed right of way of 8th Avenue South, said concrete monument being located in the North line of Lot 5 on the Plan of the Frank G. Ignatz Subdivision of record in Book 421, Page 21, said Register's Office; thence leaving said right of way with the North line of said Lot 5, North 85 deg. 03 min. East 128.10 feet to an iron pin in the West margin of Alley 402; thence with the margin of the same, North 7 deg. 30 min. West 30.01 feet to an iron pin; thence leaving said alley and with the South line of Lot 1 on the Plan of Edgehill Estates, Section 62, West 127.54 feet to an iron pin in the East margin of the proposed right of way of 8th Avenue South; thence with the margin of the same South 6 deg. 26 min. East 30.01 feet to the point of beginning.

Tracts One and Two being the same property conveyed to Investment Services, a Tennessee general partnership by deed from Richard S. Means, of record in Book 6559, Page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Group Investment Services, a partnerhsip by Warranty Deed from Investment Services, a partnership of record in Book 6958, Page 146, Register's Office for Davidson County, Tennessee.

6174 07/12 0101 03CHECK 1271.00





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

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 569

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 34000.00
				CON TX 1258.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 1271.00
				CHECK 1271.00
07/12/94	01			15:31 0001 6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70344
IDENTIF. ↑ REFERENCE

94 JUL 12 PM 3:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 812787