394

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 2nd day of September 19 94

My Commission expires: 11/20/96
(Affix Seal)

Henley Black III
Affiant

Robert Greene
Notary Public

NOTARY PUBLIC LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY	
619 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Wade L. Phelps & Henley Black, III (Name)	Same (Name)
P. O. Box 80655 (Street Address)	(Street Address)
Nashville, Tennessee 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 82-8-260,81-11-262,287 &*	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Jewell Carnes, also known as Jewell M. Carnes

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Wade L.Phelps and Henley Black, III and wife Corine Black Henley Black, III and Corine Black owning an undivided 1/2 interest** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION ATTACHED HERETO MARKED AS EXHIBIT "A" AND MADE A PART HEREOF.

89062
IDENTIF. & REFERENCE

94 SEP -8 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6444 09/08 0101 03CHECK 124.00

286,81-3-230, 92-9-60 and 88-6-420

**as tenants by the entirety.

417 Hart Ave., 1721 16th Ave. N., 2101 & 2103 11th Ave. N.,1535 & 1537 12th Avenue N. 810 28th Ave. N. &

THIS IS _____ IMPROVED PROPERTY KNOWN AS Torbett Street, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 _____ hand _____ this 2nd day of September, 19 94

Jewell Carnes

Jewell M. Carnes

State of Tennessee
County of Davidson

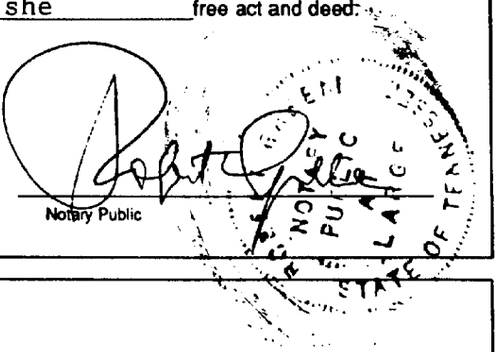
BOOK 9459 PAGE 622

On this 2nd day of September, 19 94, before me personally appeared Jewel Carnes also known as Jewel M. Carnes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be she free act and deed.

Witness my hand and official seal.
My Commission expires:

11/20/96

Notary Public



State of Tennessee
County of

On this day of, 19, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of

On this day of, 19, before me personally appeared to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of and acknowledged that executed the same as the free act and deed of .

Witness my hand and official seal.
My commission expires:

Notary Public

State of Tennessee
County of

Before me, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be president (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by as .

Witness my hand and official seal.
My commission expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 18 on the Beazley Subdivision of the Vaughn Tract, as of record in Plan Book 2, page 105, Chancery Court at Nashville.

Said Lot No. 18 fronts 50 feet on the Easterly side of Hart Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leslie L. Carnes and wife, Jewell Carnes by deed from Mary Lewis Cokely of record in Book 4545, page 988, said Register's Office, the said Leslie L. Carnes having since died.

Tract II: Land in Davidson County, Tennessee, being the North 1/2 of Lot. No. 349 on the Map of D.T. McGavock and Others' Addition, of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Leslie L. Carnes and wife, Jewell Carnes by deed from Richard W. Hatfield of record in Book 4464, page 576, said Register's Office, the said Leslie L. Carnes having since died.

Tract III: Being Lot Nos. 1 and 2 on the Plan of C. E. Raymond's Subdivision of Lot 22 in Owen's Buena Vista Addition of record in Book 57, page 63, Register's Office for said County.

Said Lot Nos. 1 and 2 front together 100 feet on the Westerly side Buchanan Street, now 11th Avenue North, and run back between parallel lines, with the Northerly margin of Cass Street, 145 feet to an alley.

Being the same property conveyed Leslie L. Carnes and Jewell M. Carnes by deed from H.V. Higley, as Administrator of Veterans Affairs of record in Book 2700, page 277, said Register's Office, the said Leslie L. Carnes having since died.

Tract IV: Land in Davidson County, Tennessee, being the Southerly one half of Lot No. 173 in McGavock and Wetmore's Second Addition to Nashville, called Addition to the Town of McGavock.

Said Lot that is the South half of Lot No. 173 fronts twenty-five feet on the Westerly side of 12th Ave., North, formerly Florence Street, and extends back between parallel lines, 154 feet to an alley, in the rear, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie L. Carnes and wife, Jewell M. Carnes by deed form Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 2491, page 14, Register's Office for Davidson County, Tennessee, the said Leslie L. Carnes having since died.

Tract V: Land in Davidson County, Tennessee, being the Northerly half of Lot No. 173 on the Plan of D.T. McGavock's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the Westerly side of 12th Ave., North, and runs back parallel lines 154 feet to an alley.

Being the same property conveyed to Leslie L. Carner and Jewell M. Carnes by deed from Lisa Lee Johnson of record in Book 4693, page 464, Register's Office for said County, the said Leslie L. Carnes having since died.

Tract VI: Being Lots Nos. 64 and 65 on the Jackson Subdivision Plan of Lots of record in Book 161, page 86, Register's Office for said County.

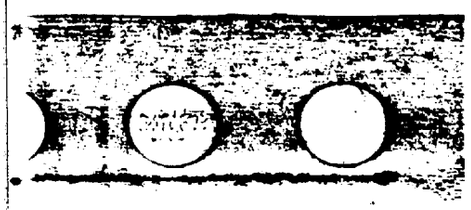
Said Lots Nos. 64 and 65 together front 78 feet on the North side Murry Street, now Torbett Street and extend back between parallel lines 115 feet to an alley.

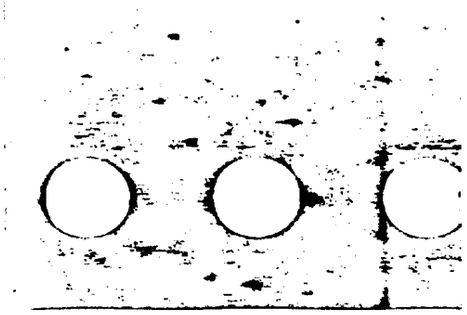
Being the same property conveyed to Leslie L. Carnes and wife, Jewell M. Carnes by deed from Phil Cohen and Gilbert Lee Cohen of record in book 4433, page 622, Register's Office for said County, the said Leslie L. Carnes having since died.

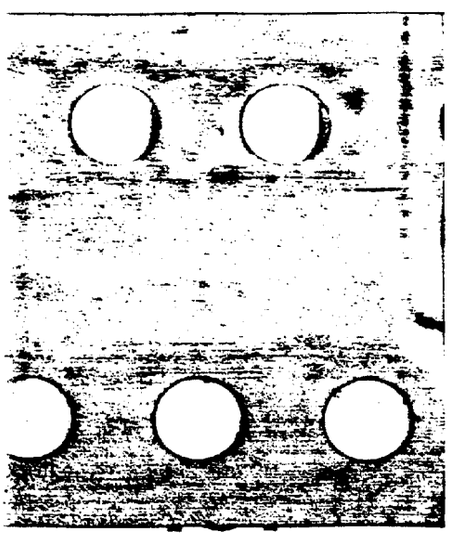
Tract VII: Being part of Lots Nos. 4 and 5 in D.T. Lapsley's Subdivision of Lot No. 17 of Boyd's and McNairy's Addition to Nashville, Tennessee, of record in Book 57, page 3, Register's Office for said County.

Said land being 10 feet off the South side of Lot No. 5 and 20 feet off the North side of Lot No. 4 fronting together 30 feet on the East side of 28th Avenue North and extends back 88 feet between parallel lines to a 10 foot alley.

Being the same property conveyed to Leslie L. Carnes and wife, Jewell M. Carnes by deed from Phil Cohen and Gilbert Lee Cohen of record in Book 4433, page 620, said Register's Office, the said Leslie L. Carnes having since died.







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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 625

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 30000.00
CON TX 111.00
PRFEE 1.00
MDEED 12.00
TOTAL 124.00
CHECK 124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/94 01 12:59 0001 6444

89062
IDENTIF. & REFERENCE

94 SEP -8 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832799