23300

IDENTIF. # REFERENCE

MAIL ENV.

95 JAN -5 PM 3:58

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:

Susan R. Limor
Attorney at Law
A Professional Corporation
Suite 2727, The Tower
611 Commerce Street
Nashville, TN 37203
(615)742-1304

WARRANTY DEED

BOOK 9565PG602

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ 124,500.

Affiant

Notary Public
My Commission Expires: 03/21/98

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
JOHN B. KOHL, III	SAME	105-01-0 093.00
400 7th Ave., South		105-01-0 094.00
Nashville, TN. 37203		105-01-0 090.00

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid by **John B. Kohl, James A. Curley, Jr., Charles T. Wehby and Vincent E. Wehby, as tenants in common,** hereinafter the "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Evelyn M. Nolan, a widow,** hereinafter the "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said **John B. Kohl, James A. Curley, Jr., Charles T. Wehby and Vincent E. Wehby, as tenants in common,** certain real estate located in Davidson County, Tennessee, as follows:

See attached "Exhibit A" for Legal Description.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered except for the following:

1995 Davidson County Property Taxes, a lien but not yet due and payable.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd day of January, 1995.

Evelyn M. Nolan, a Widow

BOOK 9565 PG 603

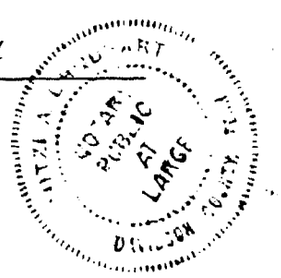
STATE OF TENNESSEE)
) ss:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named Evelyn M. Nolan, a Widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of January, 1995.

Notary Public

My Commission Expires: 03/21/98



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EXHIBIT "A"

Parcel 1

Land in Davidson County, Tennessee, being Lots Nos. 12, 13 and 18 on the Plan of Boyd's Ament Tract as of record in Book 21, page 83, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side of 12th Avenue, South formerly Middle Franklin Pike and extends back 165 feet on the southerly line and 166.5 feet on the northerly line to an alley in the rear on which it measures 50 feet, more or less.

Said Lot No. 13 fronts 50 feet on the westerly side of 12th Avenue, South formerly in the Middle Franklin Pike and runs back 165 feet on the north line and 163 1/2 feet on the south line to an alley and faces 50 feet more or less on said alley.

Said Lot No. 18 fronts 43 feet on the westerly side of 12th Avenue, South, formerly the Middle Franklin Pike, and runs back 163 1/2 feet on the north line and 162 feet on the south line to an alley, and fronts 42 feet, more or less, on said alley, and is immediately south of said Lot No. 13.

Being a part of the same property conveyed to Michael F. Nolan and wife, Evelyn M. Nolan, by Quitclaim Deed from Michael F. Nolan, *(to create a tenancy by the entirety)*, of record in Book 6676, page 411, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed by Quitclaim Deed to Michael F. Nolan, from Gertrude G. Nolan, of record in Book 8567, page 443, said Register's Office. *(The said Gertrude G. Nolan and Michael F. Nolan having been declared divorced by decree from the Fourth Circuit Court, Davidson County, Tennessee, Case Number 80D-2154).* Also being the same property conveyed to Michael F. Nolan and wife, Gertrude G. Nolan by deed from L.A. Fisher and wife, Ida D. Fisher, of record in Book 3710 page 213, Register's Office for Davidson County, Tennessee, *(as to Lot No. 12)*, and the same property conveyed to Michael F. Nolan and wife, Gertrude G. Nolan, by deed from Marion Brown Lucas and I. Bubis, of record in Book 3710, page 219, said Register's Office, *(as to Lots Nos. 13 and 18).*

Parcel 2

Land in Davidson County, Tennessee, being the north 40 feet of Lot No. 19 on the Plan of Boyd's Subdivision, as of record in Book 21, page 83, Register's Office for said County.

Said part of said lot fronts 40 feet on the west side of 12th Avenue, South and runs back 162 feet on the north line and 160 feet on the south line to an alley in the rear on which it measures 40 feet.

Being a part of the same property conveyed to Michael F. Nolan and wife, Evelyn M. Nolan, by Quitclaim Deed from Michael F. Nolan, *(to create a tenancy by the entirety)*, of record in Book 6676, page 411, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed by Quitclaim Deed to Michael F. Nolan, from Gertrude G. Nolan, of record in Book 8567, page 443, said Register's Office. *(The said Gertrude G. Nolan and Michael F. Nolan having been declared divorced by decree from the Fourth Circuit Court, Davidson County, Tennessee, Case Number 80D-2154).* Also being the same property conveyed to Michael F. Nolan et ux Gertrude Nolan by deed from Rose Helen J. Lefkovitz of record in Book 3938, page 360, Register's Office for Davidson County, Tennessee.

Parcel 3

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 19 and the northerly 31 feet 3 inches of Lot No. 24, on the Plan of the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said County.

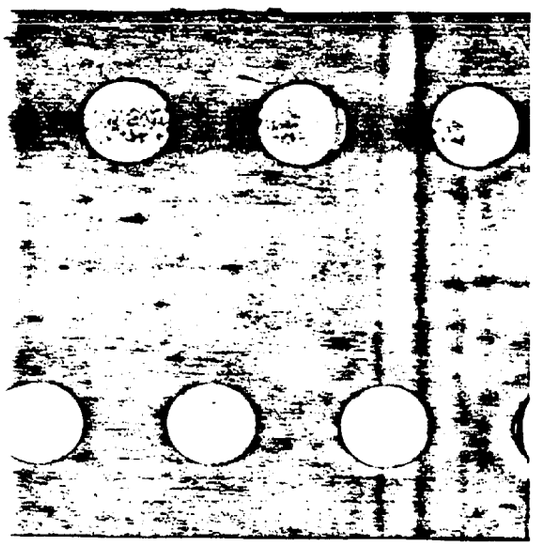
Said parts of lots Nos. 19 and 24 front together 41 feet 3 inches on the westerly side of 12th Avenue South and run back between parallel lines 160 1/2 feet, more or less, to an alley.

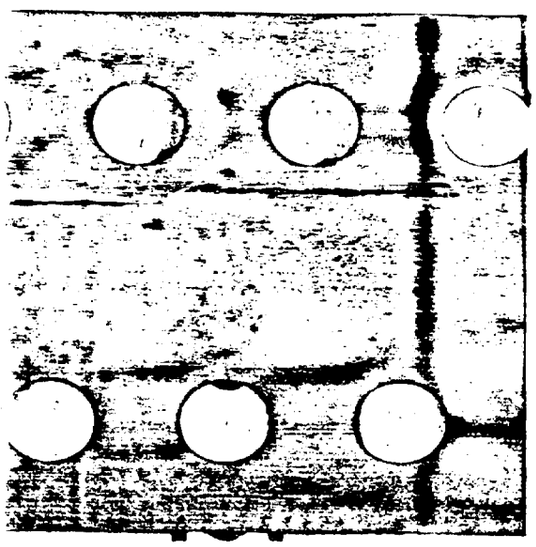
Being a part of the same property conveyed to Michael F. Nolan and wife, Evelyn M. Nolan, by Quitclaim Deed from Michael F. Nolan, *(to create a tenancy by the entirety)*, of record in Book 6676, page 411, Register's Office for Davidson County, Tennessee.

Also being a part of the same property conveyed by Quitclaim Deed to Michael F. Nolan, from Gertrude G. Nolan, of record in Book 8567, page 443, said Register's Office. *(The said Gertrude G. Nolan and Michael F. Nolan having been declared divorced by decree from the Fourth Circuit Court, Davidson County, Tennessee, Case Number 80D-2154).* Also being the same property conveyed to Michael F. Nolan by deed from Margaret L. Hamm, of record in Book 4074, page 160, Register's Office for Davidson County, Tennessee.

The said Michael F. Nolan having since been deceased.

This is improved and unimproved property known as 907, 913 and 915 12th Avenue, South, Nashville, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9565 PG 605

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	124500.00
CON TX	460.65
PRFEE	1.00
WDEED	12.00
TOTAL	473.65
CHECK	473.65

01/05/95 01 15:58 0001 9709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23300
IDENTIF. & REFERENCE

95 JAN -5 PM 3:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 869578