WARRANTY DEED

BOOK 9653 PG 84

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 95
Notary Public
MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar C. Porter, III	First American National Bank	81-16 374
(NAME)	(NAME)	
~~1048 Jefferson Street~~	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37208~~	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl Enoch Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oscar C. Porter, III and wife, Dorene L. Porter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

51370

95 APR 24 PM 1:44

Subject property is commercial property and is not the usual place of residence of the grantor herein.

unimproved ( )
This is improved (X) property, known as 1048 Jefferson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 is 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 my hand this 21st day of April 19 95

Carl Enoch Jones

BOOK 9653 PG 85

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Enoch Jones

the 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 and official seal at Brentwood, Tennessee, this 21st day of April, 19 95.

Commission expires January 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

EXHIBIT "A"

TRACT I:

Being the westerly 45 feet of Lot No. 155 in D. T. McGavock's first addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts on the north side of Jefferson Street 45 feet and runs back between parallel lines and with the easterly line of lot No. 156 on said plan 180 feet, more or less to Madison Street, upon which it fronts 45 feet.

TRACT II:

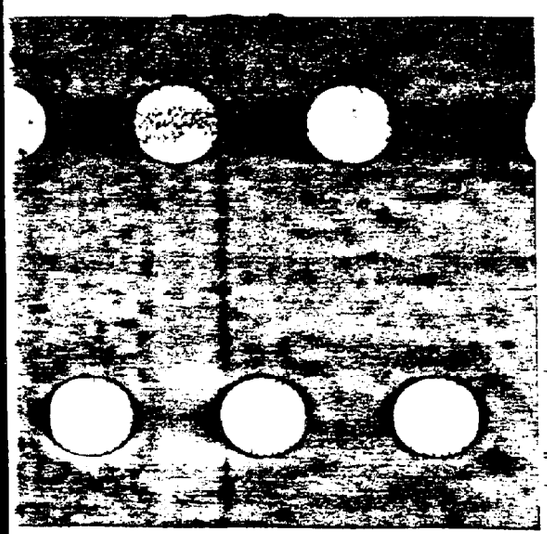
Being the southeast part of lot No. 156 on the plan of D. T. McGavock's First Addition to Nashville, as of record in Book No. 10, pages 606 to 609 inclusive, Register's Office for Davidson County, Tennessee, described according to a plan therof made by W. B. Southgate, as follows:

Beginning on the northerly margin of Jefferson Street at the corner of lots Nos. 155 and 156, being Ben A. Doochin's S.W. corner; thence with his westerly line, northerly 92-1/2 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 35 feet; thence southerly parallel with the first line 92-1/2 feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 35 feet to the beginning.

Together with all rights and privileges to the alley mentioned in the above description.

Being the same property conveyed to Carl Enoch Jones by deed from Benjamin L. Hooks, Grand Chancellor of the Grand Lodge Knights of Pythias of Tennessee; Donald Jackson, Leonard Mitchell and Raymond Hooks, Trustees of the Grand Lodge Knights of Pythias of Tennessee; Mattie Maxwell, Grand Worthly Counselor of the Grand Order Court of Calanthe Jurisdiction of Tennessee; and Leona Long, Trustee of the Grand Court Order of Calanthe Jurisdiction of Tennessee, of record in Book 8201, Page 11, Register's Office for Davidson County, TN.

3971 04/24 0101 03CHECK 549.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

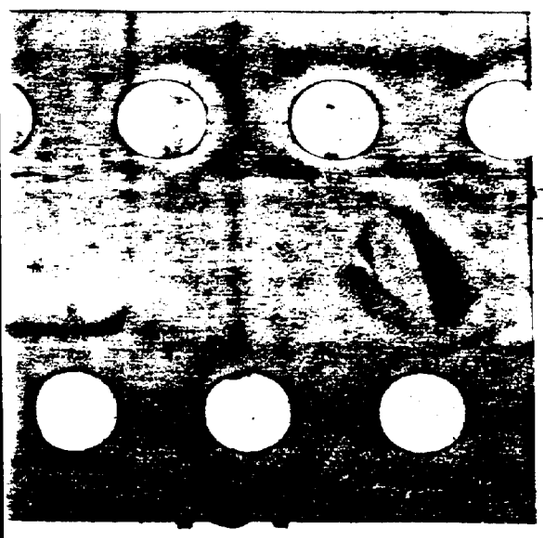
RECEIVED OF _____

FOR _____

BOOK 9653 PG 87

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/95 01 13:45 0001 3971

54370
IDENTIFICATION REFERENCE

95 APR 24 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

No. 903423