0084094

IDENTIF. # REFERENCE

BOOK 9745PG583

PICK-UP

95 JUL 31 PM 2:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203
File Box Number A2

ADDRESS NEW OWNERS:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.:
Cooke/Wilson Properties 3022 Vanderbilt Place Nashville, TN 37203	New Owner	92-16-108

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by COOKE/WILSON PROPERTIES, hereinafter referred to as "Grantee," GEORGE N. SPIVA, TRUSTEE, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the West 100 feet of the South part of Lot No. 149, on the Plan of Boyd Home Place, as shown on Plat of record in Plat Book 21, page 39, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds according to survey prepared by Dale & Associates, dated October 21, 1988, revised October 27, 1988, Job No. 88281, as follows:

BEGINNING at the northeast intersection of West End Avenue and Twentieth Avenue;

THENCE, along the easterly margin of Twentieth Avenue, North 33° 18' 18" West, a distance of 171.01 feet to an iron rod;

THENCE, along the southerly margin of Metro Alley 382, North 56° 28' 57" East, a distance of 100.00 feet to an iron rod;

THENCE, South 33° 18' 20" East, a distance of 171.01 feet to an iron rod;

THENCE, along the northerly margin of West End Avenue, South 56° 28' 53" West, a distance of 100.00 feet to the point of beginning.

BEING the same property conveyed to George N. Spiva, Trustee, by Deed of Record in Book 7688, page 480, Register's Office for Davidson County, Tennessee.

This is improved property known as 1922 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1995 taxes, which have been prorated and assumed by Grantee; (ii) rights of tenants in possession under unrecorded leases; and (iii) terms and provisions

of Memorandum of Lease and Collateral Assignment of Lease of record in Book 8434, page 411, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 25th day of May, 1995.

GEORGE N. SPIVA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Bruno, a Notary Public for the State and County aforesaid, George N. Spiva, Trustee 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 25th day of May, 1995.

Notary Public

My Commission Expires:

5-23-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1,245,000.00~~ 1,215,000.00

AFFIANT

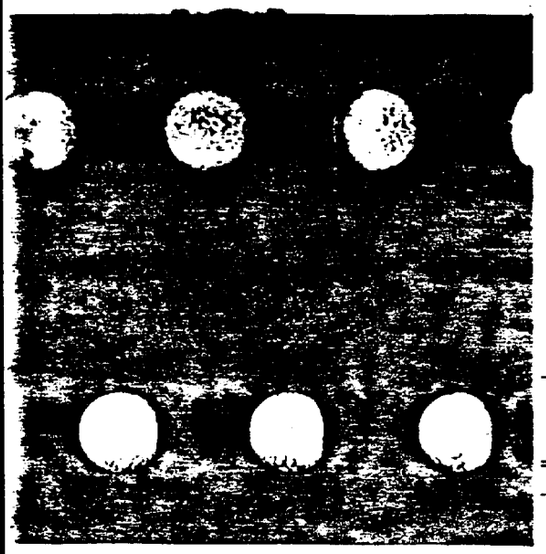
Subscribed and sworn to before me this 31st day of May, 1995.

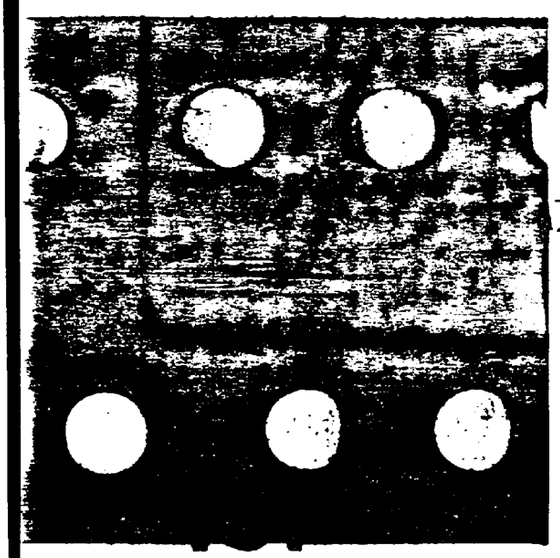
Notary Public

My Commission Expires:

5-23-98

95117 07/31 0101 03CHECK 4504.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9745 PG 585

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
1215000.00
CON TX 4495.50
PRFEE 1.00
MDEED 8.00
TOTAL 4504.50
CHECK 4504.50
07/31/95 01 14:24 0001 6617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084094
IDENTIF. ← REFERENCE

95 JUL 31 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935663