BOOK 9794 PG 990

22

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF September 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MIDTOWN PRINTING INC. (NAME) | NATIONSBANK OF TENNESSEE, N.A. (NAME) | 92-16-194 & |
| 120 20TH AVENUE SOUTH (ADDRESS) | 3401 WEST END AVENUE (ADDRESS) | 92-16-195 |
| NASHVILLE, TN 37203 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37203 (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, ROBERT L. YORK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIDTOWN PRINTING INC.

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

95 SEP 14 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0100272
IDENTIF. # REFERENCE

unimproved ( )
This is improved ( X ) property, known as 1907 BROADWAY, NASHVILLE, TN 37203
(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 14th day of September 19 95

ROBERT L. YORK

BOOK 9794 PG 991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. YORK, UNMARRIED

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 NASHVILLE, Tennessee, this 14th day of September, 19 95

Commission expires July 26, 1997

I. DYKE TATUM
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

$858 09/14 01:01 03CHECK 975.00

TRACT I:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 3, on the Plan of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, of record in Book 161, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 13, 1995, as follows:

BEGINNING at an iron rod in the South margin of Broadway, said point being the Northwest corner of Charles S. Hirshberg, of record in Deed Book 4434, page 773, Register's Office for Davidson County, Tennessee, and also being the Northeast corner of the herein described tract; thence leaving said road margin, South 48 degrees 57 minutes 41 seconds East 191.54 feet to a railroad spike in the North margin of Division Street, said point being the Southwest corner of the aforementioned Charles S. Hirshberg, and also being the Southeast corner of the herein described tract; thence with said road margin, South 50 degrees 19 minutes 04 seconds West 49.10 feet to an iron rod between Tract Nos. I and II; thence leaving said road margin, North 49 degrees 22 minutes 54 seconds West 180.47 feet to an iron rod in the South margin of Broadway; thence with said margin, North 37 degrees 24 minutes 47 seconds East 49.88 feet to the point of BEGINNING.

BEING the same property conveyed to ROBERT L. YORK, by deed from Mollie Feigenbaum and Harry Stern, Trustee under the Will of Marilyn H. Stern, of record in Book 5803, page 624, Register's Office for Davidson County, Tennessee.

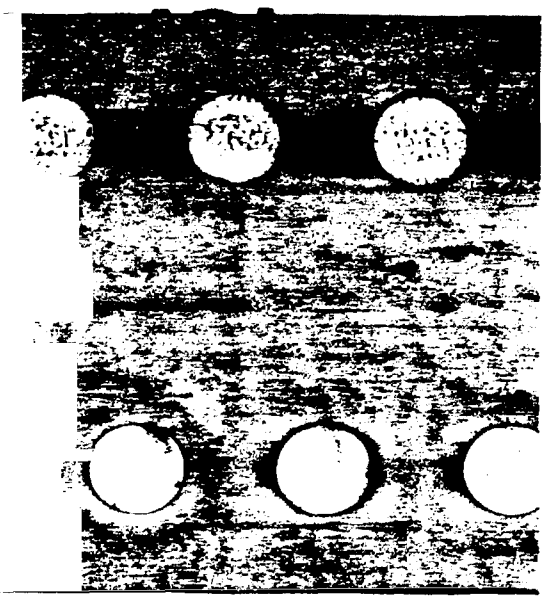
TRACT II:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 3, on the Plan of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, of record in Book 161, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya Land Surveying, Inc., dated September 13, 1995, as follows:

BEGINNING at an iron rod in the South margin of Broadway, said point being the Northeast corner of Fintry Holdings Limited, of record in Deed Book 9234, page 890, Register's Office for Davidson County, Tennessee, and also being the Northwest corner of the herein described tract; thence with said road margin, North 37 degrees 24 minutes 47 seconds East 17.30 feet to an iron rod between Tract Nos. I and II, the Northeast corner of the herein described tract; thence leaving said road margin, South 49 degrees 22 minutes 54 seconds East 180.47 feet to an iron rod in the North margin of Division Street; thence with said road margin, South 50 degrees 19 minutes 04 seconds West 16.00 feet to an iron rod, said point being the Southeast corner of the aforementioned Fintry Holdings Limited, and also being the Southwest corner of the herein described tract; thence with said line, North 49 degrees 52 minutes 06 seconds West 176.82 feet to the point of BEGINNING.

BEING the same property conveyed to ROBERT L. YORK, by deed from Charles H. J. Feigenbaum and wife, Mollie Feigenbaum and Harry Stern, A Single Person, of record in Book 5803, page 620, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated September 13, 1995, made by:
R. L. MONTOYA, License No.
R. L. MONTOYA LAND SURVEYING
412 Bass Street
Goodlettsville, TN 37072



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

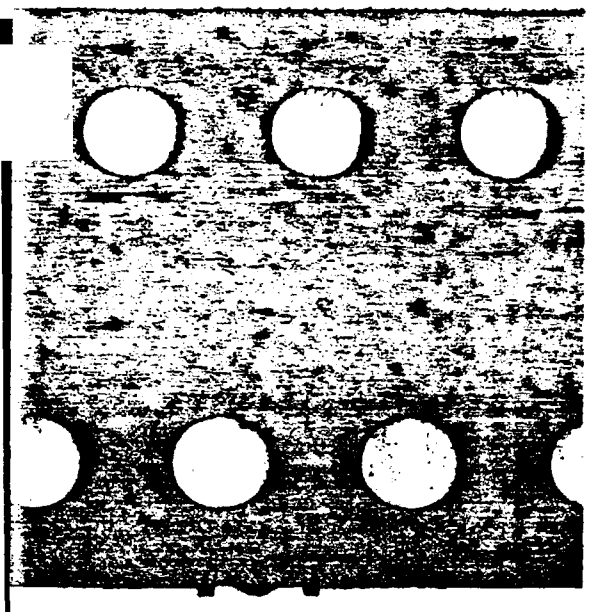
RECEIVED OF _____

FOR _____

BOOK 9794 PG 993

| | | |
|---|---|---|
| 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 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 12.00
TOTAL 975.00
CHECK 975.00

09/14/95 01 13:13 0001 4088

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01002272
IDENTIF. ↑ REFERENCE

95 SEP 14 PM 1:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952947