Bk 11

WARRANTY DEED

BOOK 9953 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avers-North American LLC (NAME)	(Same) (NAME)	91-15-41
331 53rd Avenue North (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (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, Estate of Hazel Allen, by GNRC, Conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Avers-North American LLC

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"

0152354
IDENTIFICATION REFERENCE

95 FEB 21 PM 1:52
FELIX A. BROWN REGISTER
DAVIDSON COUNTY, TN.

0084 02/21 0101 03CHECK 185.05

unimproved ( )
This is improved (X) property, known as 331 53rd Avenue North, Nashville, Tennessee 37209
(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 16th day of February 19 96

Estate of Hazel Allen, by GNRC, Conservator

By:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donna Ray Anthony and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Agent and _____ respectively of the Estate of Hazel Allen the within named bargainor, and corporation, and that he as such Agent 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 Donna Ray Anthony as such Agent, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of February 1996.

My commission expires July 24, 1999

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforesaid, DONNA RAY ANTHONY, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "Agent" and "Attorney-in-fact" of Greater Nashville Regional Council (GNRC), Conservator for Hazel Allen (Estate), and is authorized by it or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office on this the 16th day February, 1996.

My Commission Expires: 7/24/99

_____
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, being part of block No. 3 and part of the N. C. and L. Railroad right of way, now abandoned, immediately adjoining said block on the west of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

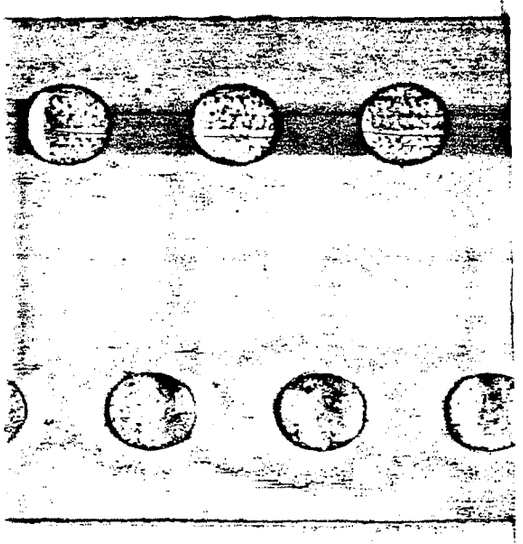
BEGINNING on the westerly margin of 53rd Avenue North, formerly 12th Street, at the southeast corner of the property conveyed to Leonard Hamm and wife, by deed from B. Levitan, of record in Book 1714, Page 78, as corrected in Book 1788, Page 197, said Register's Office; thence with the westerly margin of said Avenue, southwardly 50 feet to the northeast corner of the property conveyed to Willmer R. Brewer and wife, by deed from O. W. Cooper and wife, of record in Book 1583, Page 564, said Register's Office, thence with the northerly line of said Brewer property westwardly 150 feet, and continuing in the same direction 44.8 feet, in all 194.8 feet, thence North 21 degrees, 30 minutes, West 52.8 feet to an iron pin; thence eastwardly 59.5 feet to another iron pin, the southwest corner of said Hamm property, continuing eastwardly and with the southerly line of said Hamm property, 150 feet, in all 209.5 feet to the beginning.

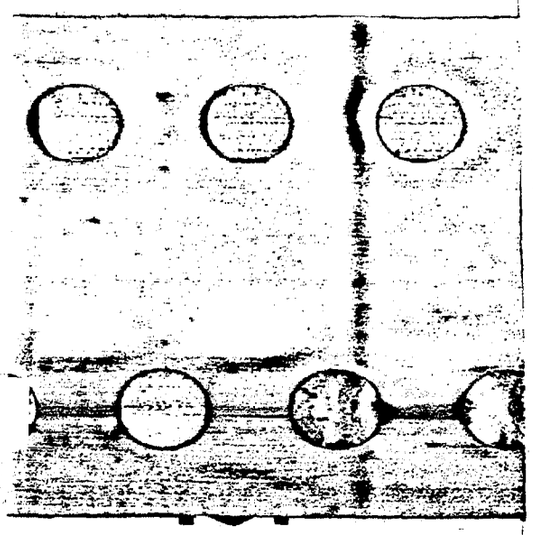
INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM the tract or parcel of land herein conveyed is the following:

A portion of Hazel Allen Property, Deed Book 8810, Page 270, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly line of the above-referenced property, said point being South 84 degrees, 13 minutes, 14 seconds West, 116.79 feet from the southeasterly corner of subject property on 53rd Avenue, as measured along said property's southerly boundary. Thence from said point of beginning South 84 degrees, 13 minutes, 14 seconds West 33.21 feet to a point. Thence South 83 degrees, 11 minutes, 48 seconds West, 44.77 feet to a point on the easterly line of property of Henry C. Tinnell; Thence with said line, North 22 degrees, 8 minutes, 35 seconds West, 52.80 feet to a point; Thence leaving said line, North 84 degrees, 10 minutes, 57 seconds East, 85.98 feet to a point; Thence with a bisecting line through subject property, South 13 minutes, 36 seconds, 33 minutes East, 50.39 feet to the point of beginning.

Being the same property conveyed to Hazel Allen by quitclaim deed from Jamie Hughes of record in Book 9687, Page 190, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 817

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 12.00
TOTAL 185.05
CHECK 185.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/21/96 01 12:55 0001 0084

0152354
IDENTIF. & REFERENCE

96 FEB 21 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008257