| [ ADDRESS NEW OWNER: | [ SEND TAX BILLS TO: ] | MAP-PARCEL NOS. ] |
|---|---|---|
| [Hollis A. Henson & | [Hollis A. Henson ] | ] |
| [Audrey H. Henson, | [c/o Centro-Memphis ] | Map 106-11-0 ] |
| [Trustees and | [P.O. Box 27161 ] | Parcel 028.00 ] |
| [Walter K. Rotenberry & | [3315 Overton ] | ] |
| [Dorothy J. Rotenberry, | [ Crossing ] | ] |
| [Trustees | [Memphis, TN 38127 ] | ] |
| [3315 Overton Crossing | [ ] | ] |
| [Memphis, TN 38127 | [ ] | ] |
| [ | [ ] | ] |
| [This instrument prepared by: Robert J. Notestine III, Attorney ] | | |
| [104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 ] | | |
| [ | | ] |
| [ | | ] |

26B

## WARRANTY DEED

BOOK 9979 PG 520

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Billy S. McMurtry (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto

Hollis A. Henson and Audrey H. Henson, Trustees for The Henson Family Living Trust a one-half undivided interest and unto Walter K. Rotenberry and Dorothy J. Rotenberry, Trustees for The Rotenberry Living Trust a one-half undivided interest (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Interstate Park South, Section 7, of record in Book 5200, page 740, Register's Office for said County.**

**Said Lot 6 fronts 87.51 feet on the West Side of Hill Avenue and extends back 262.05 feet on the broken North line and 224.46 feet on the South line to a dead line measuring 120.00 feet thereon.**

Being the same property conveyed to Billy S. McMurtry by Warranty Deed from Billy S. McMurtry, Trustee FBO Music City Wholesale Florist, Inc. Retirement Trust of record in Book 8149, Page 694, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record. This conveyance is also subject to the following matters as shown on the Plan of record in Book 5200, page 740:

1. 15 foot Minimum Building Setback Line from Hill Avenue.
2. 5 foot easement for Public Utilities and Drainage purposes along the southeasterly line of said lot.
3. 10 foot easement for Public Utilities and Drainage purposes along the rear line of said lot.
4. 2.5 x 25 foot Utility Anchor Easement located on the northeasterly corner of said lot.

This is unimproved property commonly known as 321 Hill Avenue, Nashville, Tennessee 37210.

The above described property is not the homestead property of Billy S. McMurtry and never has been and is investment property.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $79,400.00.
[ Herman Ruben
[ Affiant
[Subscribed and sworn to before me this
[ 13th day of March, 1996.
[
[ Notary Public
[ My Commission Expires 1-24-98
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of March, 1996.

Billy S. McMurtry
BILLY S. MCMURTRY

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 **Billy S. McMurtry**, 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 13th day of March, 1996.

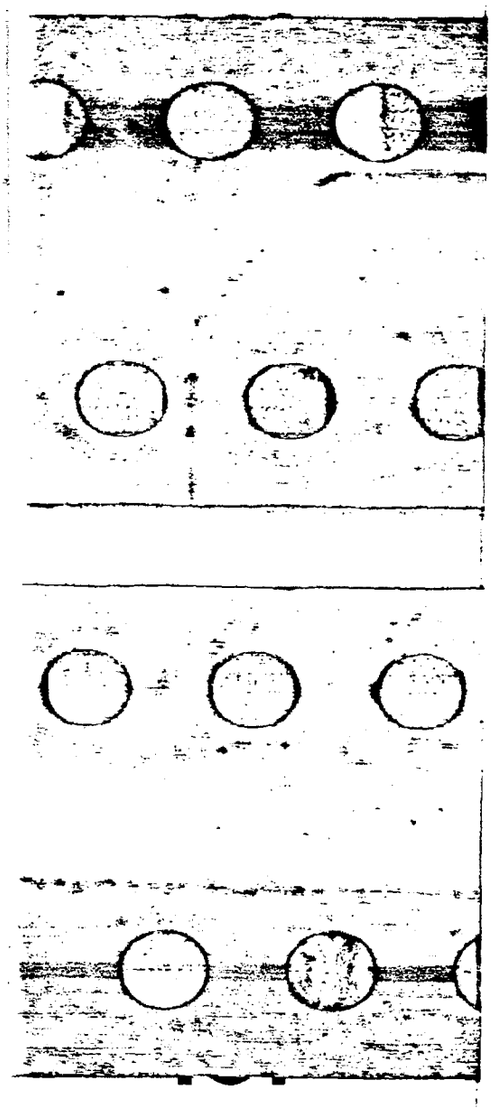
NOTARY PUBLIC

My Commission Expires: Jan 24 1998

96 MAR 14 PM 2:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0160275
IDENTIF. & REFERENCE

6601 03/14/96 0101 03CHECK 302.78



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

RECEIVED OF _____

FOR _____

BOOK 9979 PG 522

| | | |
|---|---|---|
| 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 79400.00
CON TX 293.78
PRFEE 1.00
WDEED 8.00
TOTAL 302.78
CHECK 302.78

03/14/96 01 14:43 0001 8601

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

0160275
IDENTIF. ↑ REFERENCE

96 MAR 14 PM 2:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1016667