40-A

BOOK 10150 PG. 51

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,200.00 /Tax Exempt

Laura Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 19 96

Elaine Phillips
Notary Public

MY COMMISSION EXPIRES: 3/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government		82-4
(NAME)	(NAME)	292
(ADDRESS)	(ADDRESS)	
(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, Eleanor Buck Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of Nashville and Davidson County, Tennessee

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

02112362
IDENTIF. & REFERENCE

96 AUG -7 PM 3:30
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

Eleanor Buck Davis and Eleanor L. Davis being one in the same.

unimproved ( )
This is improved (X) property, known as 820 Seymour Avenue, Nashville, Tennessee 37206
(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 6th day of August, 19 96

Eleanor Buck Davis By Jacky Ray Davis, Attorney-in-Fact
Eleanor Buck Davis
By Jacky Ray Davis, Attorney-in-Fact

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

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

State of Tennessee)
County of Davidson)

On this 6th day of August, 1996, before me personally appeared Jacky Ray Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eleanor Buck Davis, unmarried, acknowledged that such person executed the same as the free act and deed of Eleanor Buck Davis, unmarried.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 18 and 19 of Block "A" on the map of the Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, page 25, Register's Office for said County.

Said lot No. 18 fronts 50 feet on the southerly side of Seymour Avenue and runs back between parallel lines 170 feet 9 inches on the east line and 170 feet on the west line to a dead line.

Said lot No. 19 fronts 65 feet on the southerly side of Seymour Avenue and runs back between lines, 170 feet on the easterly side and 242 feet 4 inches on the westerly line along the center line of a branch to a dead line in the rear on which it measures 242 feet.

Being the same property conveyed to Jesse N. Davis and wife, Eleanor Buck Davis by deed from Third National Bank, Trustee, et al, of record in Book 1020, page 28, Register's Office for Davidson County, Tennessee (Lot No. 18); and being the same property conveyed to Jesse N. Davis and wife, Eleanor Davis by deed from Third National Bank in Nashville, Trustee, of record in Book 1246, page 444, Register's Office for Davidson County, Tennessee (Lot No. 19). The said Jesse N. Davis having since died.

INCLUDED BUT EXPRESSLY EXCLUDED from the above is that property conveyed to the State of Tennessee Department of Highways and Public Works by deed from Jesse N. Davis and wife, Eleanor Buck Davis of record in Book 3999, page 697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the boundary line between lands of Jesse N. Davis and Edward Pennington, said point being in the centerline of a branch; thence with said centerline meandering in a Northeasterly direction 252 feet to a point in the North boundary line of the lands of Jesse N. Davis; thence with said boundary line South 82 degrees 30 minutes East 86 feet to a point; thence North 82 degrees 30 minutes West 103 feet to the point of beginning, containing 17,140 square feet more or less.

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