0213348 33-B

IDENTIF. # REFERENCE

BOOK 10152 PG 887

96 AUG -9 PM 4:33

FELIX Z. WILSON II REGISTER
DEED OF EXCHANGE DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Ilene F. Berns 3738 Whitland Ave. Nashville, TN 37205	Same	Map 92-16 Par 343

FOR AND IN CONSIDERATION of the sum of Ten ($10) Dollars cash in hand paid to the Exchangor by the Exchangee and in consideration of Exchangee's exchange of the property described on Exhibit A hereto unto the Exchangor herein, and for other good and valuable considerations, receipt whereof is hereby acknowledged, I, **E. BURTON TALLY, JR.**, the Exchangor herein, have this day bargained and sold, and does hereby transfer and exchange unto the Exchangee, **ILENE F. BERNS**, her heirs, administrators, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

L nd in Davidson County, Tennessee, described as follows:

TRACT I: Land in the 3rd, formerly the 10th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Map showing subdivision of Lots Nos. 130 and 131, O.B. Hays Plan of Small Lots, as of record in Book 547, page 40, Register's Office for said County, described as follows: BEGINNING on the southerly margin of Division Street, formerly Shields or McTyeire Street, at the corner of Lots Nos 1 and 2 of said subdivision; running thence westerly with the southerly margin of said street, 42 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots, 112 feet to the northerly margin of an alley; thence easterly with the northerly margin of said alley, 39-2/3 feet to the westerly margin of another alley; thence northerly with the westerly margin of the last mentioned alley 2-2/3 feet to the corner of Lots Nos. 1 and 2; thence northerly with the line between said two lots, 112 feet, more or less, to the beginning.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing the subdivision of Lots 130 and 131 in the O. B. Hayns First Plan of Small Lots, as of record in Book 547, page 40, Register's Office for said County.

Said Lot No. 3 fronts 42 feet on the southeasterly side of Division, formerly Shields or McTyeire Street, and runs back 109 feet on the southwesterly line and 112 feet on the northeasterly line to a dead line on an alley and shows 40-2/3 feet on said alley.

Being the same property conveyed to E. Burton Tally, Jr. by deed from Rudy Mariutto and Tony Bertoli, of record in Book 6339, page 759, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

A purpose of this Deed is to vest all the right, title and interest of the Exchangor in the above-described real estate in the name of the Exchangee and to reserve all right, title and interest in and to the property described on Exhibit A to the Exchangor.

This is improved property known as 1707 Division Street, Nashville, TN 37203.

This Property is being conveyed in consideration of the property described on Exhibit A being simultaneously conveyed to Exchangor's assignee, _____, in exchange for the Property above described and being conveyed herein by the Exchangor. Exchangee has caused the property described on Exhibit A to be conveyed to Exchangor's assignee by separate deed of exchange.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Exchangee, her heirs, administrators, successors and assigns, forever. And the Exchangor does covenant with the Exchangee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

(1) 1996 taxes which have been prorated at closing and assumed by the Exchangee,

(2) all matters shown on any Plan or Plats of record, said Register's Office, and the rights of any tenats in possession under written leases.

And the Exchangor does further covenant and bind himself, his heirs, administrators and successors and assigns, to warrant and forever defend the title to the said land to the said Exchangee, and her heirs, administrators, successors and assigns, against the lawful claims of all persons claiming by, through and under the Exchangor.

The undersigned wife of the Exchangor has joined herein for the sole purpose of quitclaiming and releasing unto the Exchangee, all of her present and future right, title and interest in and to the above described Property, including but not limited to, any and all homestead rights, any and all marital rights, any and all spousal share claims and/or rights, and any other rights therein.

Witness my hand this 12th day of ~~July~~ August, 1996.

EXCHANGOR:

Kay J. Tally

[Wife of Exchangor]

BOOK 10152 PG 889

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared E. Burton Tally, Jr. and wife, Kay T. Tally, with whom I am personally acquainted, and who upon oath, acknowledged themselvesimself/herself to be the maker/bargainor of the within deed and that they/he/she as such maker/bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of ~~July~~ August, 1996.

My Commission Expires: 5/30/99

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $820,000.00

Subscribed and sworn to before me this 1st day of July, 1996.

Affiant

My Commission Expires: 3-21-98

NOTARY PUBLIC

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

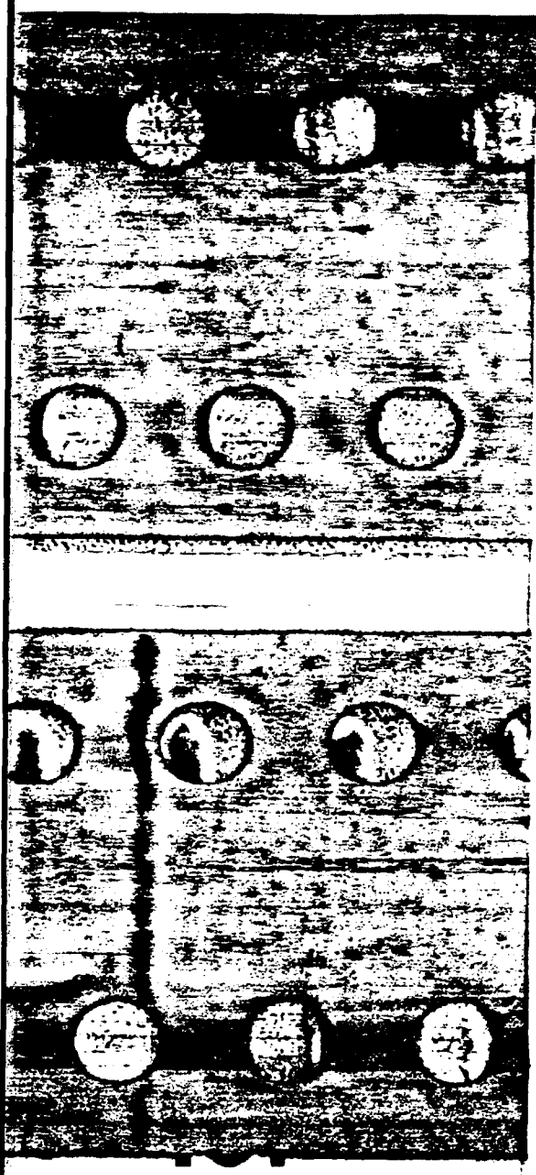
THIS INSTRUMENT WAS PREPARED BY:
A. Harrison Johnson, Jr., Attorney
213 Fifth Avenue, North
Nashville, TN 37219
Telephone: (615) 259-9337

EXHIBIT A TO DEED OF EXCHANGE

All that tract or parcel of land lying and being in Land Lots 891, 892 and 910, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at in iron pin on the southerly right-of-way line of Bethany Road (60 feet right-of-way) which iron pin is also located on the line dividing Land Lots 890 and 891, running thence South 1 degree 00 minutes East along the West line of Land Lots 891 and 910 which line divides Land Lot 890 and 891 and Land Lots 911 and 910, a distance of 2,437.0 feet to an iron pin at the corner common to Land Lots 910, 911, 962 and 963; running thence North 89 degrees 42 minutes East a distance of 1,325.7 feet to an iron pin at the corner common to Land Lots 910, 909, 964 and 963; running thence North 0 degrees 33 minutes West to a distance of 1,292.3 feet to an iron pin at the corner common to Land Lots 910, 891, 892 and 909; running thence North 89 degrees 14 minutes East along the line dividing Land Lots 892 and 909, a distance of 42.25 feet to an iron pin; running thence North 13 degrees 03 minutes East a distance of 149.0 feet to an iron pin; running thence South 89 degrees 08 minutes West a distance of 754.3 feet to an iron pin; running thence North 1 degree 00 minutes West a distance of 859.9 feet to an iron pin on the Southerly right-of-way line of Bethany Road (60 feet right-of-way); running thence North 76 degrees 53 minutes West along the Southerly right-of-way line of Bethany Road a distance of 680.6 feet to an iron pin and the point of beginning, said tract containing 57.87 acres.

5739 08/09 0101 03CHECK 3051.00



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

RECEIVED OF _____

FOR _____

BOOK 10152 PG 891

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 820000.00
CON TX 3034.00
PRFEE 1.00
WDEED 16.00
TOTAL 3051.00
CHECK 3051.00

08/09/96 01 16:36 0001 5739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02133 48
IDENTIF. & REFERENCE

96 AUG -9 PM 4:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018336