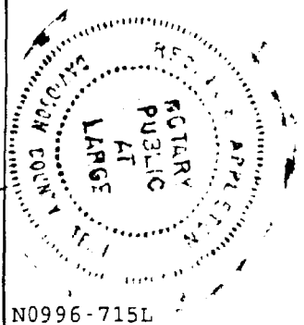
BOOK 10220 PG 545

59-B

WARRANTY DEED



N0996-715L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry S. Hood (NAME)	Henry & Sarah Hood (NAME)	MAP 91-15
331 53rd Avenue North (ADDRESS)	241 54th Avenue North (ADDRESS)	PARCEL 41
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (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, Ayers-North American LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry S. Hood and wife, Sarah T. Hood

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:

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 Wilmer 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

CONTINUED

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)

unimproved ( )

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 7th day of October 19 96

Ayers-North American LLC

By:

Steven Ayers

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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 Steven Ayers and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Ayers-North American LLC the within named bargainor, and corporation, and that he 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 Steven Ayers as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 7th day of October 19 96 .

My commission expires November 28, 1998

Regina E. Appleton
Notary Public

LEGAL DESCRIPTION CONTINUATION

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 in the southerly line of the above-referenced property, said point being South 84 degrees, 13 minutes, 14 seconds West, 116.79 feet form 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 Ayers-North American LLC by deed from Estate of Hazel Allen of record in Book 9953, Page 814, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 7900, Page 850, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0234468
IDENTIF. & REFERENCE

96 OCT -9 AM 11:05
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8274 10/09 0101 03CHECK

$82.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

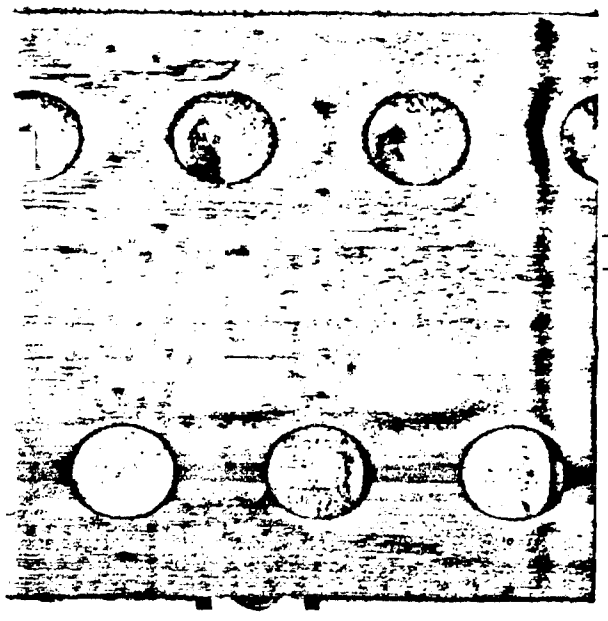
RECEIVED OF _____

FOR _____

BOOK 10220 PG 547

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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	8.00
TOTAL	182.90
CHECK	182.90

10/09/96 01 11:10 0001 8274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234468
IDENTIF. # REFERENCE

96 OCT -9 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1075327

No [redacted]