BOOK 10381 PG 168

LIMITED WARRANTY DEED

FILE BOX M

FILE # 34972 - MYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF March 19 97

Dana T. Holliday
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC, STATE OF GEORGIA
FULTON COUNTY
MY COMMISSION EXPIRES DEC. 1, 2000.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Meyers	SAME	92-11-92
(NAME)	(NAME)	
2300 Charlotte Avenue		92-11-95
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		92-11-96
(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, National Service Industries, Inc , A Georgia Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. ~~Meyers~~ MYERS

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 Davidson County, Tennessee, being Lots Nos. 44 through 49 and a 12-foot alley adjoining the northerly margin of said lots, all as shown on the Plan of Burlington Heights Subdivision of part of Elliston Property, a plan of which is of record in Plat Book 332, Page 13, in the Register's Office of Davidson County, Tennessee, said alley being formerly known as Alley No. 925 on the official street map of the city of Nashville which was closed August 2, 1960 by Council Bill No. 60-119, to which plat reference is hereby made for a more particular description.

BEGINNING at a point in the northeasterly corner of the intersection of Charlotte Avenue and Twenty-Third Avenue North, being the southeasterly corner of said Lot No. 44; thence along the northerly margin of said Charlotte Avenue South 70 degrees 39' 52" West 323.70 feet to an iron pin being the southwest corner of said Lot No. 49; thence along the westerly line of said Lot No. 49 North 3 degrees 01' 47" West 156.65 feet to the northwest corner of said Lot No. 49; thence along the northerly line of said lot No. 49 North 70 degrees 39' 52" 13.53 feet, thence North 2 degrees 39' 05" West 12.68 feet to the southwest corner of Lot No. 50 in said subdivision, being also the northeasterly corner of the interesection of said 12-foot alley mention hereinabove and a 12-foot alley, thence along the common line between said 12-foot alley and said Lot No. 50 North 70 degrees 39' 52" East 262.50 feet to a point in the westerly margin

CONTINUED

unimproved ( )
This is improved (X) property, known as 2300 Charlotte Avenue, Nashville, TN 37203
(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 14th day of March 19 97

National Service Industries, Inc

By:

David Levy, Exec. Vice President
Administration and Counsel

LEGAL DESCRIPTION CONTINUATION

of Twenty-Third Avenue North, thence South 19 degrees 21' 07" East 162.50 feet to the point of beginning.

BEING the same property conveyed to National Service Industries, Inc by deed from NUS, Inc. FKA Initial Service Investments, Inc. of record in Book 9212, Page 390, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Grantor herein warrants and defends the title conveyed herein only as to the period of time of its ownership and not the interest of any previous owner.

The property conveyed herein is subject to the following conditions:

1. **Taxes for the year 1997 which have been prorated and assumed by the buyer.**
2. **Subject to all matters shown on the plan of record in Plat Book 332, Page 13, Register's Office for Davidson County, Tennessee.**
3. **Certain conditions shown on Survey No. 92-09-07-027, dated November 7, 1992, revised November 25, 1992, prepared by International Land Surveying, Inc. Surveyors, as follows:**
   (a) **Wood sign in the southwesterly corner of the subject property.**
   (b) **Fence running with boundary of the northwesterly portion of the subject property.**
   (c) **Power poles and overhead lines as shown.**
4. **Easement reserved in Council Bill 60-119 RE: Closing of Alley.**

Also being the same property conveyed to National Service Industries, Inc., A Georgia Corporation, by quit claim deed from National Service Industries, Inc., Delaware Corporation of record in Book 10381 **, Page** 165 **, Register's Office for Davidson County, Tennessee.**

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 David Levy and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Exec. Vice President Administration and Counsel and _____ respectively of the National Service Industries, Inc.[a] Georgia Corporation the within named bargainor, and corporation, and that he as such Exec. Vice President Administration and Counsel 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 David Levy as such Exec. Vice President* and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of March 1997 .

*Administration and Counsel

My commission expires_____

NOTARY PUBLIC, STATE OF GEORGIA
FULTON COUNTY
MY COMMISSION EXPIRES DEC. 1, 2000.

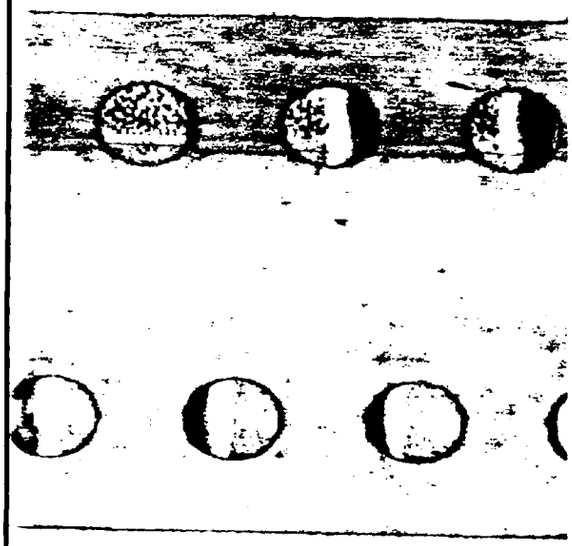
David T Holliday
Notary Public

7378 03/14 0101 03CHECK 1345.00

0283273
IDENTIFICATION REFERENCE

97 MAR 14 PM 4:14

FELIX A. NILSON, III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10381 PG 171

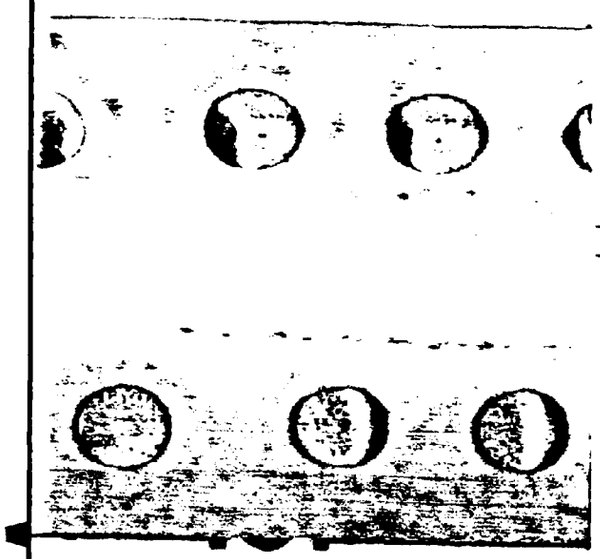
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
360000.00
CON TX 1332.00
PRFEE 1.00
WDEED 12.00
TOTAL 1345.00
CHECK 1345.00

03/14/97 01 16:16 0001 7378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0283273
IDENTIF. # REFERENCE

97 MAR 14 PM 4:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127719