BOOK 10767 PG 682

Box 4

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley GULLETT, SANFORD, ROBINSON & MARTIN, PLLC Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Phyllis P. Reichman, Trustee		Map 95-4, Parcel 4 3901
3901 Harding Road	Same	Map 92-4, Parcel 308
Unit No. 1102		Map 92-11, Parcel 92-178-93-96
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Phyllis P. Reichman, an unmarried person, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Phyllis P. Reichman, TRUSTEE of The Phyllis P. Reichman Living Trust, established by the Revocable Trust Agreement of Phyllis P. Reichman**, dated June 12, 1997, as amended from time to time, and to his or her successors in trust, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to two (2) certain tracts or parcels of land in

Davidson County, Tennessee, and in Hinds County, Mississippi, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. 1997 State and County taxes, a lien not yet due and payable, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of November, 1997.

Phyllis P. Reichman

Phyllis P. Reichman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis P. Reichman, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of November, 1997.

Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires January 20, 1999

EXHIBIT A BOOK 10767 PG 685

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

(See Year)
CHARLOTTE AVENUE
PROPERTY

3219 Charlotte Avenue (vacant lot) -
Land in Davidson County, Tennessee, being Lot No. 7 in the J. B. Maynie's New Shop Plan, as of record in Book 149, page 143, Register's Office for said County.

Said Lot No. 7 fronts 49 feet and 11 inches on the south side of Charlotte Pike, or Cedar Street Extended, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2908, page 153.

3306 Charlotte Avenue (leased to American Linen Supply Co.) -
Being Lot No. 46 on the Plan of Burlington Heights Subdivision of part of the Elliston Property, as of record in Book 332, page 13, Register's Office of said County.

Said Lot No. 46 fronts 50 feet on the northerly side of Charlotte Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2393, page 187.

3300-04 Charlotte Avenue (leased to American Linen Supply Co.) -
Being Lots Nos. 44 and 45 on the Plan of Burlington Heights Subdivision of part of the Elliston Property, as of record in Book 332, page 13, Register's Office of said County.

Said Lots Nos. 44 and 45 front 50 feet each on the northerly side of Cedar Street, now Charlotte Avenue, and run back between parallel lines 150 feet to an alley, Lot No. 44 running back with the westerly margin of 33rd Avenue, North.
Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 2393, page 183.

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

2208-10 Charlotte Avenue (leased to American Linen Supply Co. and partially occupied by Red Ace Service Station) being Lots Nos. 47, 48 and 49, on the Plan of Burlington Heights Subdivision, as of record in Book 332, page 13, Register's Office for said County. Said Lots adjoin and front together 179.6 feet on the north side of Charlotte Pike, and runs back between lines 186 feet on the west line of Lot No. 49 and 180 feet on the east line of Lot No. 47 to an alley, on which it measures 128.6 feet.

Being the same property conveyed to Aetna Realty Company, Inc. by warranty deed of record in the Register's Office of Davidson County, Tennessee, recorded in Book 3029, page 561.

Lebanon Road Property (Shopping Center - Various Tenants) - Land in Davidson County, Tennessee, being Lot No. 5 and being Lots Nos. 6 and 7 on the map showing subdivision of Lots Nos. 7, 8, 9, 10 and 11 in Lainbridge and Satterfield Subdivision of part of the Nichol Place on Lebanon Pike, as of record in Book 547, page 132, Register's Office for said County, described according to a survey made by Nickerson-Miller, Engineers-Surveyors, June 1, 1955.

Said Lot No. 5 fronts 55.4 feet on the northerly side of Lebanon Pike and runs back 195.1 feet on the westerly line and 180.9 feet on the easterly line, to a dead line in the rear, measuring 53.2 feet thereon.

Said Lots Nos. 6 and 7 adjoin and front 55.4 feet each on the northerly side of Lebanon Pike and run back 180.9 feet on the westerly line and 152.3 feet on the easterly line, to a dead line in the rear, measuring 106.4 feet thereon.

Said Lot No. 5, being the same property conveyed to E. G. Sherrill and wife, Ruby Sherrill, by deed from Eunice Wray and husband, Sam Wray, of record in Book 2436, page 417, Register's Office for said County.

Lots Nos. 6 and 7 being the same property conveyed to E. G. Sherrill and wife, Ruby Sherrill, by deed from Sam Thomas Baldwin, Jr., and wife, Dorothy G. Baldwin, and Sam Thomas Baldwin, Sr., of record in Book 2436, page 431, Register's Office for said County.

A one-half undivided interest in all of said lots having been conveyed to M. D. Hale and wife, Margaret Elizabeth Hale, by a former deed from E. G. Sherrill and wife, Ruby Sherrill.

EXHIBIT A

Being the same property conveyed from Aetna Realty Company, Inc. to The First National Bank of Memphis, Tennessee, Trustee, of record in Book 4062, page 626, Register's Office for Davidson County, Tennessee.

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EXHIBIT A

BOOK 10767 PAGE 687

(Continued)

Herman Street Apartments -
Land in the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 142 and 143 on the Plan of the McNairy Mansion House Tract, not of record, being a re-subdivision of part of Lot No. 157 of the Samuel Watkins Plan of Lots, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by Barge-Waggoner and Sumner, Inc., Engineers, December 23, 1957, and by survey made by Hickerson-Miller, Engineers-Surveyors, May 5, 1958, as follows:

Beginning at a concrete monument located at the southeast corner of 17th Avenue, North and Herman, formerly Hamilton, Street; thence with the southerly margin of Herman Street, north 69° 01' 30" east 326.5 feet; thence southwardly 172.3 feet to the northerly line of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way south 69° 05' west 86.9 feet to a monument at the beginning of a curve, continuing with said right-of-way on a curve to the left having a radius of 833.98 feet, central angle of 13° 45' a length of 200.72 feet and a cord of south 62° 12' 30" west 199.66 feet to a monument; thence south 81° 21' west 43 feet, continuing with said right-of-way to a monument on the easterly margin of 17th Avenue, North; thence with said Avenue, North 30° 29' west 135.05 feet to the beginning, containing 49.807 square feet, more or less.

Being the same property conveyed to Aetna Realty Company, Inc. by deed from L. H. Hardaway, Sr., and wife, of record in Book 2750, page 209, said Register's Office for Davidson County, Tennessee.

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Legal Description

BOOK 10767 PG 688

Land lying in Hinds County, Mississippi, more particularly described as follows:

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block "N" as shown on original map or plat of said subdivision but which block number was later corrected and changed to Block "L" of North Sunnyside Addition, as indicated on the map or plat of said subdivision on file and of record in the office of the clerk of the Chancery Court of Hinds County at Jackson, Mississippi, in Plat Book 1, page 69 thereof; said lands lying between Woodrow Wilson Avenue and Vardaman Street, being all of the same real estate conveyed to Independent Linen Service Company of Mississippi by warranty deed recorded in the office of the Chancery Clerk of Hinds County, Mississippi, in Book 434, at page 456.

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Lot 17 and Lot 18, less 5 feet off the North side to street, being in Block "P" as shown on the original map, but later corrected to Block "N" of the North Sunnyside Addition, being all of the same real estate conveyed to Independent Linen Service Company of Mississippi by warranty deed recorded in the office of the Chancery Clerk of Hinds County, Mississippi, in Book 588, at page 364.

Lot Sixteen (16), Block "P" as shown on the original plat or map, but later corrected to Block "N", North Sunnyside Subdivision, as shown on the official map or plat of the said subdivision recorded in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi, being all of the same real estate conveyed to Independent Linen Service Company Mississippi by warranty deed recorded in the office of the Chancery Clerk of Hinds County, Mississippi, in Book 1206, at page 145.

FILED FOR RECORD
DAVID C. HALEY, CH. CLERK & REGISTER
98 JAN 26 AM 9:48

0393184
IDENTIFICATION REFERENCE

EXHIBIT A

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