This Instrument Was Prepared By:
Stephen C. Small
Attorney-at-Law
Suite 500
One Church Street Bldg.
Nashville, TN 37201-1607

mail

BOOK 11029 PAGE 568

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Second Harvest Food Bank of Nashville, Inc. 608 20th Avenue North Nashville, TN 37203	[same]	Map 92-7 par 339

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT H. TURNER and wife, SHARON F. TURNER ("the "Grantors") have bargained and sold, and by these presents does transfer and convey unto SECOND HARVEST FOOD BANK OF NASHVILLE, INC. (the "Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on attached Exhibit "A" which is incorporated herein by this reference.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved (x)

This is ( ) improved property, known as:

2012 Jo Johnston Avenue, Nashville, Tennessee 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever;

Grantors further covenant that Grantors are lawfully seized and possessed of the estate hereby conveyed, that Grantors have the full right and power to convey the same and that the real property conveyed hereby is free from all liens and encumbrances, except real estate taxes which the Grantee hereby assumes and agrees to pay.

The Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said real property to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed this 21st day of July, 1998.

ROBERT H. TURNER

Sharon F. Turner
SHARON F. TURNER

IDENTIF. ↑ REFERENCE 046515 2

98 JUL 21 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me Stephen C Small, a Notary Public in and for said State and County, aforesaid, personally appeared Robert H. Turner and Sharon F. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained by signing the same.

Witness my hand and official seal, at Nashville, Tennessee, this 21st day of July, 1998.

[redacted]

Notary Public

My Commission Expires: January 27, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $70,000.

Affiant

Subscribed and sworn to before me, this 21st day of July, 1998.

Notary Public

My Commission Expires: January 27, 2001

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 39, 40, 41 and 42 on the Plan of W. B. Cooper's Addition, as of record in Book 57, page 39, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the northerly side of Jo Johnston Avenue and runs back between lines 181 feet to an alley, measuring 46 feet thereon.

Said Lots Nos. 40, 41 and 42 front 50 feet each on the northerly side of Jo Johnston Avenue and run back between parallel lines 181 feet to an alley.

TOGETHER with all right, title and interest of Eighth Avenue Realty Company *(sic)* in all streets, ways, alleys and strips of land adjoining the above described Parcel, including, without limitation, a 10 foot strip adjoining the easterly line of Lot No. 42 on the Plan of W. B. Cooper's Addition, of record in Book 57, page 39, of said Register's Office, which 10 foot strip was vacated and closed as a public street by Bill No. 55-24 of the City Council of the City of Nashville, passed October 4, 1955.

BEING the same property conveyed to Robert Hunter Turner, by Deed of Record in Book 8412, page 216, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Terms and Conditions of Boundary Line Agreement as set forth in Book 2442, page 394, said Register's Office.

2. Easement for Spur Tracks on or across the premises.

3. Rights of the Railroad under a Charter Right-of-Way.

4. Easement for right-of-way of alley lying between the southerly line of "Nashville Tent and Awning Company property and premises", which alley lies north of the northerly line of Lots Nos. 39, 40, 41 and 42, as shown on the Plan of W. B. Cooper's Addition, as of record in Book 57, page 39, said Register's Office.

5. 1997 real estate taxes and 1998 real estate taxes which have been prorated and assumed by the Grantee.

6445 07/21 0101 03CHECK 274.00

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

RECEIVED OF _____

FOR _____

BOOK 11029 PAGE 571

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	274.00
CHECK	274.00

07/21/98 01 16:03 0001 6445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0465152
IDENTIF. & REFERENCE

98 JUL 21 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322112