Box 35

BOOK 11189 PAGE 602 (1)

WARRANTY DEED

File No: 00289348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis W. Hester	Same	Map 82-13,
[NAME]	[NAME]	
501 Jefferson Street		Parcel 237
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37208		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Mayo and Shrum, a Tennessee general partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Curtis W. Hester

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Mayo & Shrum, a Tennessee general partnership, by deed from Howard F. Mayo and Gardner F. Shrum, of record in Book 7512, page 641, Register's office of Davidson County, Tennessee.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 30TH day of OCTOBER, 19 98.

Affiant

Notary Public Linda V. Jones

My Commission Expires 09/08/01 [Affix Seal]

My Commission Expires SEPT. 8, 2001

unimproved ( ) improved (X)

This is improved (X) property known as 501 Jefferson Street, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 30TH day of OCTOBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mayo & Shrum, a Tennessee General Partnership

BY: Howard F. Mayo

Howard F. Mayo, General Partner

By: Gardner F. Shrum

Gardner F. Shrum, General Partner

STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), 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 _____ _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, Linda V. Jones, a Notary Public of the State and County aforesaid, personally appeared Howard F. Mayo/Gardner F. Shrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be general partners of the Mayo & Shrum, a Tennessee General Partnership, the within named bargainor, a corporation, and that they as such general partners being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as general partners.

Witness my hand and seal, at office in Williamson COUNTY, Tennessee, this 30TH day of OCTOBER, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires 09/08/01

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

98 NOV -5 AM 9:45

REGISTER

2949 11/05 0101 03CHECK 252-10

0508722

IDENTIF. & REFERENCE

EXHIBIT "A"

TRACT NO. 1: Being the westerly part of Lot No. 10 on the Map of George Shall's Subdivision of Lot No. 50 in Balch and Whitesides Addition, of record in Book "Y", page 117, of the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Southerly margin of Jefferson St., at a point 120 feet Westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Co., by E. F. Alleyne by deed of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with the Southerly margin of Jefferson Street S 73° 16' West, 56.7 feet to a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No. 205); thence with the Easterly margin of said alley S 27° 47' East, 168.4 feet to a concrete monument; being the corner lot Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, page 648, Register's Office of Davidson County; thence with said lot, lines 9 and 10, North 59° 18' East, 52.0 feet to a concrete monument; thence continuing with Lightman's property boundary North 26° 28' West, 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with said Lion Oil Co., line North 26° 04' West, 99.9 feet to the point of beginning.

See survey of Geo. W. Watkins, Surveyor, dated August 30, 1956.

TRACT NO. 2: Being part of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet west of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil Corporation of record in Book 840, page 493, said Register's Office; thence with said Apex Oil Corporation's westerly line southwardly 88 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee, of record in Book 913, page 648, said Register's Office; thence with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence with said Street eastwardly 60 feet to the beginning.

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

TRACT NO. 3: Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence south 35° east 76 feet in a northerly direction to the point of beginning.

Said TRACT NO. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Haiman and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, page 348, said Register's Office:

"The Southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above-described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence back between right angles to the westerly boundary of this plot."

Included in the above description, but specifically excluded therefrom is that land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds of record in Book 8360, page 945, and Book 9123, page 627, to which reference is made for more particulars.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11189 PAGE 606

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 252.10
CHECK 252.10

11/05/98 01 09:45 0001 2949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0508722
IDENTIF. ↑ REFERENCE

98 NOV -5 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

No. 1368086