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WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37469)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December, 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Simon Renshaw	Same	93-11-221
(NAME)	(NAME)	
56-58 Lindsley Avenue		93-11-222
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, The Rape and Sexual Abuse Center

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simon Renshaw

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:

Tract 1:
Being Lot No. 37 on an unregistered plan of University Lots in Nashville, Davidson County, Tennessee, and more particularly described as follows: Beginning in the northerly line of Lindsley Avenue at a point 100 feet eastwardly from the eastern line of the alley running between asylum and Filmore Street, and running thence eastwardly with said Lindsley Avenue 50 feet to the southwest corner of Lot No. 38 on said Plan; thence at right angles to said Lindsley Avenue northwardly 160 feet with dividing line between Lots 37 and 38 to an alley 50 feet to the northeast corner of Lot No. 36 on said Plan; thence southwardly with the dividing line between Lots No. 36 and 37, 160 feet to the beginning.

This is improved property known as 56 Lindsley Avenue, Nashville, TN 37210.

Tract 2:
Being Lot No. 38 on an unregistered plan of University Lots in Nashville, Tennessee, described in the deed from J. D. Barbee and wife, Willie Barbee as follows: Beginning in the north margin of Lindsley Avenue, at a point 150 feet eastwardly from the eastern line of the alley running between Asylum and Fillmore Streets; and running eastwardly with Lindsley Avenue, 50 feet to the southwest corner of Lot No. 39 on said plan; thence at right angles to

CONTINUED

unimproved ( )
This is improved (X) property, known as 56-58 Lindsley Avenue, Nashville, TN 37210
(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 16th day of December, 19 98

The Rape and Sexual Abuse Center
By:
Kenneth R. Kraft, President Pres

STATE OF TENNESSEE
COUNTY OF

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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 Kenneth R. Kraft and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the The Rape and Sexual Abuse Center the within named bargainor, and corporation, and that he as such President 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 Kenneth R. Kraft as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee this the 16th day of December 1998.

My commission expires 5/26/02

_____
Notary Public

ALAN E. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Lindsley Avenue northwardly, 160 feet with the dividing line between Lots No. 38 and 39, to an alley in the rear; thence westwardly with said alley, 50 feet to the northeast corner of Lot 37 on said plan; thence southwardly with the dividing line between Lots 37 and 38, 160 feet to the beginning corner.

This is improved property known as 58 Lindsley Avenue, Nashville, TN 37210.

BEING the same property conveyed to The Rape and Sexual Abuse Center by deed from W.G. Granstaff, Phillip G. Hord, and Robert Dudley Smith of record in Book 7793, Page 689; and by deed from M.L. Barrett and wife, Rachel Barrett of record in Book 7793, Page 695, Register's Office for Davidson County, TN.

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

052650
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 12:46
REGISTER
DAVIDSON COUNTY, TN.

1888 12/17 0101 03CHECK 751.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0526501
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 12:46
REGISTER
DAVIDSON COUNTY, TN.

CAMT	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	751.00
CHECK	751.00

12/17/98 01 12:46 0001 1888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401338