BOOK 11318 PAGE 24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,993.00

Laura Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Government of (NAME)	Exempt Government Agency (NAME)	MAP 82-5
1612 Fourth Avenue North (ADDRESS)	(ADDRESS)	PARCEL 105
Nashville, TN 37208 (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, Central Sales Company, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Government of Nashville and Davidson County, Tennessee

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 Lot No. 42 on the Map of D.T. McGavock's Addition, as of record in Book 21, Page 7, Register's Office for said County.

Said Lot No. 42 fronts 50.00 feet on the northeasterly side of Fourth Avenue North (Formerly Cherry Street) and runs back 174.00 feet between parallel lines to a line in the rear which measures 50.00 feet thereon.

Being the same property conveyed to Central Sales Co., Inc., a Tennessee Corporation, by Deed from Hasty Mechanical, Inc., A Tennessee Corporation, of record in Book 8350, Page 646, Register's Office for Davidson County.

This conveyance is made subject to such limitations restrictions and easements as may affect the premises.

99 JAN 29 PM 4:33
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0542741

unimproved ( )
This is improved (X) property, known as 1612 Fourth Avenue North, Nashville, TN 37208
(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 15th day of January, 19 99

Central Sales Company, Inc.

By: _____

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jeffery M. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be President of Central Sales Company, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therin contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 15th day of January

Jennifer McClellan
Notary Public

My Commission Expires Aug. 22, 2000

My commission expires:_____

NOTARY PUBLIC
SHELBY COUNTY, TENNESSEE
MY COMMISSION EXPIRES AUG 22, 2000

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