Realty 42A

WARRANTY DEED

BOOK 11498 PG. 125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

x Clint D Stanwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May, 19 99

Notary Public

MY COMMISSION EXPIRES: 12/08/04
(AFFIX SEAL)

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Road Builders	New Owner	93-6-1 39
(NAME) 217 Sixth ~~213 Fifth~~ Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37219-1901	(ADDRESS)	
(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, Thomas W. Schlater, William H. Lassiter, Jr., Clark H. Tidwell, Robert L. Trentham, William R. Weakley, Robert C. Taylor, Jr., Vernon S. Taylor, Harrison H.* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee Road Builders Association, a Tennessee not-for-profit corporation 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:

See attached Exhibit "A" for legal description

*Taylor and Douglas R. Taylor, successors in interest to the 213 Fifth Avenue North Associates, a Tennessee general partnership,

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

RECEIVED FOR REGISTRATION AND RECORDED
1999 MAY 27 PM 4:01
REGISTER
DAVIDSON COUNTY, TN.

199905270592325

This is unimproved ( ) improved (X) property, known as 213 Fifth Avenue North, Nashville, TN 37219-1901
(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~~ our hand s this 26th day of May 19 99

Thomas W. Schlater

William H. Lassiter, Jr.

Clark H. Tidwell

Robert L. Trentham

by Robert C. Weakley, Atty. in Fact

William R. Weakley by Robert C. Seaver, Atty. In Fact

William R. Weakley

Vernon S. Taylor By Thomas W. Schlater

Vernon S. Taylor

Douglas R. Taylor By Thomas W. Schlater

Douglas R. Taylor

Robert C. Taylor Jr. By Thomas W. Schlater

Robert C. Taylor, Jr.

Harrison H. Taylor By Thomas W. Schlater

Harrison H. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas W. Schlater, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, TN, this 26th day of May, 1999.

Notary Public at Large

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William H. Lassiter, Jr., and Clark H. Tidwell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 26th day of May, 1999.

Notary Public at Large

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My commission expires 10/08/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert C. Seaver, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Robert L. Trentham and William R. Weakley, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Nashville, TN, this 26th day of May, 1999.

Notary Public at Large

MICHAEL T. BATES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My commission expires 10/03/02

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas W. Schlater, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Robert C. Taylor, Jr., Vernon S. Taylor, Harrison H. Taylor, and Douglas R. Taylor, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, TN, this 26th day of May, 1999.

Notary Public at Large

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires 1-25-2000

My commission expires _____

Exhibit "A"

Being a parcel of land located in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the westerly right-of-way of Fifth Avenue North and north of Church Street, also being a part of Lot No. 89 on the Plan of the Original Town of Nashville, Tennessee, not of record, and being more particularly described as follows:

Beginning at a point on the westerly right of way of Fifth Avenue North said point being 121.8 feet north from an existing tack at the intersection of the northerly right of way of Church Street and the westerly right of way of Fifth Avenue North, said point also being the common line between subject property and property conveyed to 500 Church Street, L.P., of record in Book 9812, page 887, R.O.D.C.;

Thence, leaving said westerly right of way of Fifth Avenue North with the northerly line of 500 Church Street, L.P. property S 52 deg. 22' 45" W, 172.50 feet to the easterly right of way of Alley No. 74;

Thence, with said easterly right of way of Alley No. 74, N 37 deg. 14' 17" W, 26.95 feet to a point in the southerly line of property conveyed to Gobbell Hays Partners, Inc. of record in Book 7885, page 328, R.O.D.C.;

Thence, leaving said right of way with the southerly line of Gobbell Hays Partners, Inc. property N 52 deg. 27' 53" E, 172.56 feet to a point in the westerly right of way of Fifth Avenue North;

Thence, with said westerly right of way of Fifth Avenue North S 37 deg. 06' 00" E, 26.69 feet to the point of beginning.

Containing 4,627 square feet or 0.11 acres, more or less, according to a survey by Barge Waggoner Sumner & Cannon, Inc., Wendell H. Talley, Sr., Tenn. RLS No. 785, dated May 20, 1999.

Being the same property conveyed to 213 Fifth Avenue North Associates, a Tennessee general partnership composed of Robert C. Taylor, Thomas W. Schlater, William H. Lassiter, Jr., Clark H. Tidwell, Robert L. Trentham and William R. Weakley, by quitclaim deed from Robert L. Trentham, Trustee, of record in Book 6492, Page 779, Register's Office for Davidson County, Tennessee. The partnership was dissolved upon the death of Robert C. Taylor, and his interest was devised to Robert C. Taylor, Jr., Vernon S. Taylor, Harrison H. Taylor and Douglas R. Taylor.

Subject to easement for cross access in Book 8511, page 703, said Register's Office; and 1999 taxes, which have been prorated of even date.

3733 05/27 0101 03CHECK 2790.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11498 PG. 128

0592325

INSTRUMENT NUMBER REFERENCE

99 MAY 27 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			750000.00
		CON TX	2775.00
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	2790.00
		CHECK	2790.00
05/27/99	01	16:05 0001	1733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466303