Box CAV

WARRANTY DEED

BOOK 11556 PAGE 842

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 1999

Notary Public

MY COMMISSION EXPIRES: 9-23-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Manson	NEW OWNER	082-09-070.0
(NAME) Ste.	(NAME)	
1314 5th Avenue N.300		082-09-071.0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		082-09-072.0
(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, Mid South Materials Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Manson and Sadie G. Johnson and Ruth E. Johnson, Trustee

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

7102 07/02 0101 00:CHECK 542.25

99 JUL -2 PM 4:04
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

MAP & PARCEL OR REFERENCE

060743 4

unimproved ( )
This is improved (X) property, known as 1317-1321 5th 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 29th day of June 1999

Mid South Materials Co.
By: Roland C. Jones, President

BOOK 11556 PAGE 843

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 Mid South Material Co.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June 1999.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Roland L. Jones and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Mid South Materials Co. 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 Roland L. Jones as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of June 1999.

My commission expires July 24, 1999

_____
Richard Manson Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

EXHIBIT "A"

Parcel A

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of McGavock's Addition, as of record in Book 57, Page 9, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and extends back between parallel lines, 166.3 feet to an alley.

This property is also known as 1317 5th Avenue North, Nashville, TN 37208.

Parcel B

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of McGavock's Addition, as of record in Book 57, Page 9, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street (now 5th Avenue North), and extends back between parallel lines, 166 1/2 feet to an alley.

This property is also known as 1319 5th Avenue North, Nashville, TN 37208.

Parcel C

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of McGavock's Addition, as of record in Book 57, Page 9, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the westerly side of 5th Avenue North, formerly Summer Street, and extends back between parallel lines, 166 1/2 feet to an alley.

This property is also known as 1321 5th Avenue North, Nashville, TN 37208.

Being the same property conveyed to Mid-South Materials Company by deed from Roland Leonard Jones and Carl Enoch Jones of record in Book 10520, Page 458, Register's Office for said County.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11556 PAGE 845

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

060743 4

IDENTIF. & REFERENCE

99 JUL -2 PM 4:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	142500.00
CON TX	527.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	542.25
CHECK	542.25

07/02/99 01 16:06 0001 7902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486310