File #200350713

Davidson County DEEDWARR
Recvd: 08/01/03 11:40 2pgs
Fees:13.00 Taxes:525.40

20030801-0109306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00.

Robert J. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Taylor	Owner	Map 82-13-0
(NAME)	(NAME)	
501 Jefferson Street		Parcel 237.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CURTIS W. HESTER, MARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ROBERT J. TAYLOR, MARRIED**, 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 being in Davidson County, Tennessee being more particularly described as follows: TO-WIT:

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 in 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 a 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.

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.

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

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 EXCLUSED 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.

Being the same property conveyed to Curtis W. Hester by Warranty Deed of record in Book 11189, Page 602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants contained in an instrument of record in Book 777, page 348; Conveyance of Land and Temporary Construction Easement of record in Book 8360, page 945; Conveyance of Land and Temporary Construction Easement of record in Book 9123, Page 627; and any and all matters of record in the Register's Office for Davidson, County, Tennessee. Real Estate Lease by and between Howard F. Mayo (lesser) and Stevenson Displays, a sole proprietorship (lessee) dated March 21, 1984, of Record in Book 7702, page 681; Rights of others granted in any unrecorded lease(s) including, but not limited to Renewal Lease No. 70277 by and between Howard Mayo and S.F. Shrum (lessor) and The Lamar Corporation (lessee) dated September 10, 1997; said Register's Office.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 501 Jefferson Street, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 31st day of July, 2003.

Curtis W. Hester

Curtis W. Hester

Hazel Hester, spouse of Curtis W. Hester, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Hazel Hester

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Curtis W. Hester, and Hazel Hester who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076