Prepared by
Cullitt, Stahl & Scruggs
Nashville, Tenn.

WARRANTY DEED BOOK 3972 PAGE 507 ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & H Properties, Inc. (NAME:)	B & H Properties, Inc. (NAME:)	15 W 7400
908 2nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	908 2nd Avenue South (STREET ADDRESS)	Map 93-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 104

For and in Consideration of the sum of $10.00 ----------

----------Ten and no/100---------- DOLLARS

Cash in hand paid by B & H Properties, Inc., a Tennessee corporation, to each of the Grantors herein, the receipt of which is hereby acknowledged; and, further, assumption of the unpaid balance of a note in the original amount of $40,000.00 dated May 16, 1958, in an Installment Deed executed by Ciciley O. Selley, to Sophia Frank, of record in Book 2749, page 8, Register's Office for Davidson County, Tennessee; and further, the execution and delivery this date by the Grantee to each of the two Grantors herein individually a promissory note in the principal sum of $18,500.00 each, both of said notes payable on demand together with interest at the rate of five (5%) per cent per annum,

we, George Burkhalter and Faulkner Hickerson, a widower,

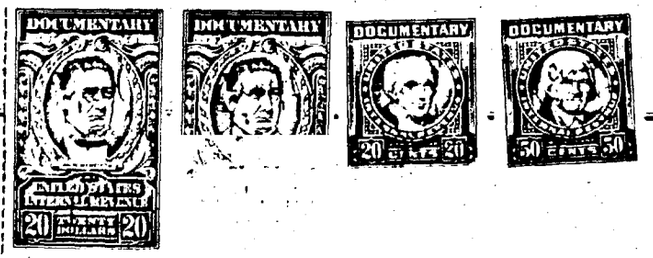
have bargained and sold, and by these presents do transfer and convey unto the said

B & H Properties, Inc.

its successors ~~XXXX~~ 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 parts of lots Nos. 12 and 14 and all of lot No. 13 in Irwins Plan of lots in South Nashville, as of record in Book 17, page 615, Register's Office for said County, more particularly described as follows:

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of lots Nos. 12 and 11; thence westwardly with the common line of said lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2 feet, more or less, to the point of beginning. Being the same real property conveyed to George Burkhalter and Faulkner Hickerson by deed from Ciciley O. Selley, dated May 4, 1965, and recorded in Book 3888, page 453, Register's Office for said County.



There is hereby retained and reserved by each of the Grantors herein, and this conveyance is made expressly subject to, an express vendor's lien upon the property hereinabove described and herein conveyed, for the purpose of securing the payment of the unpaid purchase money to each of the said Grantors, as evidenced by the said notes given to each, said lien being retained until the balance of said purchase money is paid in full on each of the said notes in accordance with their terms.

This is unimproved ( ) improved (X) property, known as 1-3-5 (House Number) Carroll Street (Street) P. O. Address: Nashville (City or Town), Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B & H Properties, Inc. its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said B & H Properties, Inc. 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. except as hereinabove set forth and subject to an easement for 8 inch sewer across premises as the same appears upon the records of the City of Nashville; and an easement for "cut slope" as set out in Minute Book 37, pages 481-482, Third Circuit Court.

And we, George Burkhalter and Faulkner Hickerson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B & H Properties, Inc. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27th day of December, 1965

George Burkhalter

Faulkner Hickerson

Marie N. Burkhalter, wife of George Burkhalter, hereby joins in this conveyance for the purpose of releasing whatever rights and interest she may have in the property hereby conveyed.

Marie N. Burkhalter

Marie N. Burkhalter

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jewell C. McBride, a Notary Public in and for said County and State, the within named George Burkhalter, Faulkner Hickerson and Marie N. Burkhalter

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of December, 1965

Jewell C. McBride, Notary Public

Commission Expires Jan. 30, 1968.

JEWELL C. McBRIDE NOTARY PUBLIC

STATE OF _____
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, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 TAX $ 902.50
PROBATE $ 27.50
TOTAL
DEC 27 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 27 1965

WARRANTY DEED

FROM

TO

11685

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 27 4 23 PM '65
NOTED BOOK 113 PAGE 238
RECORDING FEE $ 2.00
DEP. REG. 22

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.