WARRANTY DEED

BOOK 4802 PAGE 522

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Shelby Plus Partnership	New Owners	Map 82-16
C/O Thomas Sinkovich	(NAME)	
1719 West End-Suite 700	Same Address	Parcel 280
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37203		18W-5775
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Clarence N. Baird, Louis Gilbert Swift, Jr./Roy Sinkovich and Lewis Pryor, Jr. d/b/a Shelby Plus Partnership, hereinafter called Grantees, the said Grantees having executed a note in the principal amount of $34,950.00, payable to James H. Davis, and a Deed of Trust to be duly recorded in the Register's Office for Davidson County, Tennessee to secure such note, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James H. Davis and wife, Shirley Davis, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence N. Baird, Louis Gilbert Swift, Jr./Roy Sinkovich and Lewis Pryor, Jr. d/b/a Shelby Plus Partnership, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 118 on the Plan of Barrows Addition to Edgefield, now East Nashville, as of record in Book 1, Page 13, Chancery Court of Davidson County, Tennessee.

Said Lot No. 118 fronts 50 feet on the northerly side of Boscobel Street, and runs back between parallel lines, 190 feet, more or less to an alley.

Being the same property conveyed to James H. Davis and Harry D. Bass, by deed of record in Book 4162, Page 769, Register's Office for Davidson County, Tennessee, the said Harry D. Bass having conveyed all his right, title and interest to the said James H. Davis by deed of record in Book 4355, Page 435, said Register's Office, thereby vesting the whole fee simple title in the said James H. Davis.

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TE[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $44,950.00

Subscribed and sworn to before me, this the 1st day of April, 1974

Affiant: Clarence O. Ingram

My commission expires 5/29/77 (Affix Seal)

Notary Public: Anna Margaret Stanley

This is unimproved ( ) improved (X) property, known as 925 Boscobel Street, Nashville, Tennessee 37206 (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* April, 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Davis

Shirley Davis

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Davis and wife, Shirley Davis

the within named 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 Hermitage, Tennessee, this 1st day of April, 19 74

Clarence O. Ingram
Notary Public

Commission expires May 29 1977

APR-4 CONV 44,950.00
APR-4 STAX A* 116.74
APR-4 PR FEE A* .50
APR-4 W DEED A* 4.00 * 121.24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

C 4 8 4 2 3

IDENTIF. REFERENCE

Apr 4 8 37 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JAMES H. DAVIS ET UX

TO

CLARENCE N. BAIRD ET AL

Mail to

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE