This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Billips Building Company, Inc.

TO

A.C. Mifflin, III, Frank Stafford, and John C. Jenkins, Jr.

For draftsman's use

BOOK 4814 PAGE 913

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.C. Mifflin, III, Frank ~~Stafford, John Jenkins, Jr.~~ (NAME)	same (NAME)	92-16
J.M.R. Doulgood Co. 3rd National Bk Bldg. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	198
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W-00775

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

MAY 13 3 55 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 106,000.00 J. Campbell Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Apr 1974

Elizabeth Lobb
Notary Public

MY COMMISSION EXPIRES: Aug 3 1975

(AFFIX SEAL)

C54104

For and in Consideration of the sum of ONE HUNDRED AND SIX THOUSAND ($106,000.00) DOLLARS payable in cash and other good and valuable considerations,

MAY 13	CONV	90,000.00			
MAY 13	CONV	16,000.00			
MAY 13	S'TAX		A*	275.60	
MAY 13	PR'FEE		A*	.50	
MAY 13	W'DEED		A*	6.00	* 282.10

Billips Building Company, Inc.

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

~~A.C. Mifflin, III, Frank Stafford, and John C. Jenkins, Jr.~~

and their heirs 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 part of Lot No. 1 in the Subdivision of Lot No. 144, Boyd's Home Tract and which 55 foot lot is more particularly described as follows:

BEING a part of a portion of Lot No. 1 in the Subdivision of Lot No. 144, Boyd's Home Tract, said lot is on the Southeast corner of Broadway and

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19th Avenue in the City of Nashville, said County, and fronts 55 feet on the South side of said Broadway; the West line of said lot extends back Southwesterly 125 feet along the East margin of the pavement on the said 19th Avenue to an alley 10 feet wide, said alley is now marked by a driveway in the pavement on the East side of said 19th Avenue and by a fence on the North side of said alley; thence with the Northern margin of said alley, 40 feet to a point; thence from said last point in a Northeasterly direction 17 feet 8 inches to a point 125 feet South of the Southerly margin of the pavement on the South side of the said Broadway; and thence in a Northerly direction 125 feet to the Southern margin of the pavement just referred to and to a point 55 feet Eastwardly from the Southeast corner ofBroadway and 19th Avenue.

Being the same property conveyed to Billips Building Company, Inc., by Deed from W. W. Billips and wife, Edna Billips of record in Book 2640, page 119, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (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 Billips Building Company, Inc. and it's successors ~~heirs~~ and assigns, forever.

And it ~~do~~ does covenant with the said A.C. Mifflin, III, Frank Stafford, and John C. Jenkins,Jr that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Billips Building Company, Inc. ~~do~~ does further covenant and bind it's successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said A.C. Mifflin, III, Frank Stafford, John C. Jenkins,Jr. heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of April, 19 74 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BILLIPS BUILDING COMPANY, INC.

BY: W. W. Billips

Title: President

John C. Jenkins, Jr.

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STATE OF TENNESSEE
Davidson County.

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 _____, Tennessee, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

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
COUNTY OF DAVIDSON

Before me, J. Campbell Jr., a Notary Public of the State and County aforesaid, personally appeared W. W. Billips and Clyde P. Beason, with whom I am personally acquainted, and who, upon oath, acknowledged ~~him~~ them self to be President & Secretary-Treasurer of the Billips Building Company, Inc., 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 ~~him~~ self as President & Secretary-Treasurer

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of Apr, 1974

J. Campbell Jr., Notary Public.

Commission expires 4-27-77