This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5350 PAGE 276

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Close et al (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	Map 72-3
1040 Murfreesboro Rd, #129 (STREET ADDRESS OR ROUTE NUMBER)	525 N. CABRILLO PARK DR, #200 (STREET ADDRESS)	Parcel 235
Nashville, TN. 37217 (CITY) (P. O. ZONE) (STATE)	SANTA ANA, CALIFORNIA 92701 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid by Ben Close and Don Harris d/b/a Allied Investment and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

OCT 13 78	CONV	22,494.50			
OCT 13 78 S'TAX			B* 58.50		
OCT 13 78 PR'FEE			B* .50		
OCT 13 78	W'DEED		B* 6.00	*	65.00

We, Conny B. Sartain and wife, Deborah Sartain
have bargained and sold, and by these presents do transfer and convey unto the said Ben Close and Don Harris d/b/a Allied Investment ,
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 on the Map of the East Nashville Golf and Country Club Property, as of record in Book 421, page 142, Register's Office for said County, Tennessee, described as follows: Beginning on the southeasterly margin of Kennedy Avenue at the southwest corner of the property conveyed to A.T. Bowers and wife, by Deed from Luis Link, as of record in Book 1097, page 171, said Register's Office, said point being 119.7 feet southwest from the corner of Lots Nos. 1 and 3; thence with said Bowers southwesterly line, southeastwardly 197 feet 9 inches to an iron pin in the line between Lots Nos. 1 and 2; thence with the line between said two lots, southwestwardly 58.5 feet to the northeast corner of the property conveyed to E.L. Yates and wife, by Deed from James S. Patrick and wife, as of record in Book 1058, page 239, Register's Office; thence with said Yates' northeasterly line, northwestwardly 98-1/2 feet more or less to his northwest corner; thence with his northwesterly line, southwestwardly 34 feet more or less to the northeast corner of the property conveyed to Samuel H. Hassell and wife, by Deed from Lula Line, as of record in Book 1101, page 441, Register's Office, thence with said Hassell's northeasterly line, northwest 99-1/4 feet more or less to the southeasterly margin of said Kennedy, formerly Greenfield Avenue; thence with the same, northeastwardly 93.7 feet to the beginning.

Being the same property conveyed to Conny B. Sartain and wife, Deborah Sartain by deed from Ellen McMahon Golden and husband, Charles E. Golden of record in Book 5019, page 600, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,494.50

Affiant

Subscribed and sworn to before me, this the 6th day of October, 1978

Notary Public

My commission expires: (Affix Seal)

RECEIVED
OCT 13 1978
REGISTER
DAVIDSON COUNTY, TENN.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage of record in Book 4275, page 234, Register's Office for said County; and restrictions of record in Book 545, page 634, and Book 539, page 84, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 3506 Kennedy Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Close and Don Harris d/b/a Allied Investment, their *heirs and assigns, forever.*

And we *do covenant with the said* Ben Close and Don Harris d/b/a Allied Investment *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 for 1978 taxes which are assumed by the purchasers.

And we, Conny B. Sartain and wife, Deborah Sartain *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ben Close and Don Harris d/b/a Allied Investment, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 6th *day of* October, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Conny B. Sartain

Conny B. Sartain

Deborah C. Sartain

Deborah Sartain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DIANNE M. LACKEY, *a Notary Public in and for said County and State, the within named* Conny B. Sartain and wife, Deborah Sartain

*the bargainor*s, *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* 6th *day of* October, 1978.

Diane M. Lackey, *Notary Public.*

Commission Expires 8-6-80.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, ..., *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 .....

E 9 4 1 2 3.

IDENTIFICATION REFERENCE

OCT 13 9 58 AM '78

FELIX Z. YOUNG REGISTER DAVIDSON COUNTY, TENN.