BOOK 5386 PAGE 835 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 79

Notary Public

MY COMMISSION EXPIRES: Sep. 11, 82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attorney, 338-46th Avenue North, Nashville, Tennessee 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashwood Associates (NAME)	1st + Mid So. Mtg. Co. (NAME)	104-16 106
10th Floor, Third Nat. Bank Building (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	
Nashville, Tn. 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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, WE, LON F. RABY, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASHWOOD ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP

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 in Davidson County, Tennessee, being Lot 1, on the resubdivision of the revised plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 3842, page 147, Register's Office for said County, and described as follows:

BEGINNING on the easterly margin of 21st Avenue South, at the northwesterly corner of the property conveyed to Charles H. Ferrell by deed of record in Book 3370, page 93, said Register's Office, thence N 21° 21' E along the easterly margin of 21st Avenue North a distance of 184.66 feet to a concrete monument which is the beginning of a curve; thence around said curve which has a radius of 25.00 feet northeasterly 31.85 feet to a concrete monument in the southerly margin of Ashwood Avenue; thence with the southerly margin of Ashwood Avenue S 85° 39' E 154.90 feet to a concrete monument; thence leaving the southerly margin of Ashwood Avenue S 4° 21' W 197.12 feet to a concrete monument; thence N 84° 59' W 232.83 feet to a concrete monument in the easterly margin of 21st Avenue South, the point of beginning.

BEING the same property conveyed to Lon F. Raby, Trustee, by deed from Frost-Arnett Company, a Tennessee Corporation, of record in Book 4943, page 278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement of record in Book 4205, Page 574 and set back and R.O.W. line as of record in Book 5305, Page 368, RODCT

unimproved (X) This is improved ( ) property, known as 2300 21st Avenue, South Nashville 37212
(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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 16th day of January, 19 79

LON F. RABY, TRUSTEE

BOOK 5386 PAGE 836

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Lon F. Raby, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of January 19 79

Commission expires Nov. 25, 1979

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM

LON F. RABY, TRUSTEE

TO

ASHWOOD ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP

F. 1.0.3 2.4

IDENTIF. REFERENCE

JAN 18 2 40 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 18 79	CONV	90,000.00	192.500.00		
JAN 18 79	CONV	90,000.00			
JAN 18 79	CONV	12,500.00			
JAN 18 79	S'TAX		B*	500.50	
JAN 18 79	PR'FEE		B*	.50	
JAN 18 79	W'DEED		B*	4.00	* 505.00