BOOK 5406 PAGE 871

9321 03/19 12.14- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,445.38

Stephen D. Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF March 19 79

Notary Public

MY COMMISSION EXPIRES: 1-31-82

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Mays (NAME)	12 Foundation Capital Corporation (NAME)	MAP 133-11
3809 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	3250 Wilshire Blvd., Suite 1402 (STREET ADDRESS)	PARCEL 165
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Los Angeles, CA 90005 (CITY) (STATE) (ZIP)	TAX KEY#6DA80455

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, Jeffrey W. Neblett et ux Darlene B. Neblett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Mays

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:

BEING Lot No. 212 on the Plan of Valley View Meadows, Section 2, which is of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jeffrey W. Neblett et ux Darlene B. Neblett by deed of record in Book 5054, Page 983, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed thatpart of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5054, Page 985, Register's Office for Davidson County, Tennessee, payable to 12 Foundation Capital Corporation.

THE existing escrow account and hazard insurance policy is hereby transferred to the Grantee herein.

THIS conveyance is subject to restrictions of record in Book 3770, Page 214, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 3809 Valley Ridge Drive, Nashville, TN 37211
(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 our hands this 15th day of March, 1979

JEFFREY W. NEBLETT: Jeffrey W. Neblett

DARLENE B. NEBLETT: Darlene B. Neblett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5406 PAGE 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey W. Neblett et ux Darlene B. Neblett

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 15th day of March 19 79

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM
Jeffrey W. Neblett et ux

Darlene B. Neblett

TO
Stephen D. Mays

F. 1. 8 9. 7. 0.

IDENTIF. REFERENCE

MAR 19 8 48 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5406 PAGE 873

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

41445.38- CAMT.
107.64 CSTAX
.50 PRFEE
4.00 WDEED
CHECK 112.14-
9321A03/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 8 9 7 0.

IDENTIF. REFERENCE

MAR 19 8 40 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 670902