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Form No. WD-1

This instrument was prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,771.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1979

Notary Public

MY COMMISSION EXPIRES: 2/6/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & G Investments (NAME)	Manning Savings & Loan Association (NAME)	Map 96-11
3140 Crosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	205 West Dundee Road (STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Buffalo Grove, Illinois 60090 (CITY) (STATE) (ZIP)	3DZ-58574

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, Charles R Shrader and wife, Shirley G. Shrader

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Buckley and Ray Greer d/b/a B & G Investments

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 No. 531 on the Map of Cloverhill Subdivision, Section VIII, of record in Book 2331, page 11, Register's Office for said County.

SAID Lot No. 531 fronts 85 feet on the westerly margin of Crosswood Drive and extends back between lines 299.8 feet on the northerly line and 288.4 feet on the southerly line, to a dead line in the rear, on which it measure 34 feet.

BEING the same property conveyed to Charles H. Shrader and wife, Shirley G. Shrader by deed from Mildred Wright Cook, Executrix for the Estate of Laura B. Wright, of record in Book 5378, page 120, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved (XX) improved property, known as 3140 Crosswood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 hand s this 9th day of April, 19 79

Charles R. Shrader
CHARLES R. SHRADER

Shirley G. Shrader
SHIRLEY G. SHRADER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Shrader and wife, Shirley G. Shrader

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 9th day of April, 1979

Commission expires 10/20/80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

CHARLES R. SHRADER et ux

SHIRLEY G. SHRADER

TO

MIKE BUCKLEY AND RAY GREER

d/b/a B & G INVESTMENTS

F. 2 6 1 5 5

IDENTIFICATION

Apr 26 2 12 PM '79

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

WILLIAM B. GREGORY,
Attorney-at-Law
1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

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

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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
			34771.47- CO	
			90.48 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	94.98-
			8659A04/26/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26155

IDENTIFICATION REFERENCE

APR 26 2 12 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679924