This instrument prepared by Harlan Dodson, Attorney at Law

MAP 92-16
PARCEL 87
PARCEL 88

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:

BOOK 5434 PAGE 335

J. L. Farringer, Jr. and David R. Pickens, Jr.

1919 Hayes Street

Nashville, TN

SEND TAX BILLS TO:

Same

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other consideration paid by J. L. Farringer, Jr. and David R. Pickens, Jr. (herein Grantees), receipt of which is hereby acknowledged, we, S. Benjamin Fowler, Don L. Eyler, Thomas F. Parrish, Charles M. Hamilton, George K. Carpenter, Jr., Frank E. Jones, and Robert V. Russell, DBA Hayes Street Properties, a partnership (herein Grantors), have this day bargained and sold, and do hereby transfer and convey unto the said Grantees certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 149 and 150 on the Plan of John Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for said County, and described according to the survey of Turner Engineering Company, dated April 25, 1979, as follows:

Said parts of Lots Nos. 149 and 150 adjoin and front together 122.50 feet on the southerly side of Hayes Street and extends back between parallel lines measuring 172.0 feet to a line in the rear measuring 122.50 feet along the northerly margin of an alley.

Being the same property conveyed to Hayes Street Properties, a partnership by deeds from S. Benjamin Fowler, et al, of record in Book 4667, page 146, said Register's Office (1919 Hayes Street) and from S. Benjamin Fowler (a one-fourth interest) of record in Book 4667, page 140; from Don L. Eyler (a one-fourth interest) of record in Book 4667, page 128; from Don L. Eyler, et al (a one-fourth interest) of record in Book 4667, page 132, and from Charles M. Hamilton, et ux, Gladys S. Hamilton (a one fourth interest) of record in Book 4667, page 136, said Register's Office (1917 Hayes Street).

This is improved property, known as 1917 and 1919 Hayes Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which have been prorated and assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10 day of May, 1979.

DBA HAYES STREET PROPERTIES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

Subscribed and sworn to before me, this the 10 day of May, 1979.

Affiant

Notary Public

My Commission Expires:

10/12/82

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leona A. Mayers, a Notary Public in and for said county and state, S. Benjamin Fowler, Don L. Eyler, Thomas F. Parrish, Charles M. Hamilton, George K. Carpenter, Jr., Frank E. Jones, and Robert V. Russell, the within named 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 301-21st Ave. North Nashville Tennessee, Tennessee, this 10 day of May, 1979.

Leona A. Mayers
Notary Public

Commission expires:

Jan. 15, 1983

r 28865

IDENTIF. REFERENCE

MAY 11 10 52 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

BOOK 5434 PAGE 338

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
			200000.00- CO	
			520.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 526.50-	
2146A06/11/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 28865

T
IDENTIF. REFERENCE

MAY 11 10 52 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 683306