Person responsible for 1979
Metro taxes:

Ronald S. Ligon
c/o Stanley L. Holtman, Attorney
120 Third Avenue South
Franklin, TN 37064

Person responsible for 1980
Metro taxes:

Jack Link & David Bailey
207 Second Ave. So
Nashville Tenn. 37201

This instrument prepared by:
Stanley L. Holtman, Attorney
120 Third Avenue South
Franklin, Tennessee 37064

BOOK 5439 PAGE 7

Map 6DA-27045 and part of
6DA-24565

Map 118-8, Parcel 178 and part
179

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND ($60,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, RONALD SANDERS LIGON, has this day bargained and sold and do hereby transfer and convey unto JACK LINK and DAVID BAILEY, as tenants in common, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being all of Lots Nos. 206 and 213, and part of Lot "B" on the revised and corrected plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, and more particularly described according to an unrecorded survey made by George Anton, Registered Engineer, dated April 21, 1979, and more particularly described as follows:

BEGINNING at an iron pin located in the westerly margin of Winford Avenue at the common front corners of Lots 205 and 206 on the revised and corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, said Register's Office, and being the southeasterly corner of the herein described property; thence with said westerly margin, North 1° 00' East 154.99 feet to an iron pin at the beginning of a curve to the left having a radius of 100.0 feet, a distance of 90.76 feet to an iron pin which is at the beginning of a curve to the right, said curve having a radius of 245.0 feet, a distance of 78.31 feet to an iron pin; thence North 84° 49' 49" West 187.39 feet to an iron pin; thence South 17° 25' 02" east 60.0 feet to an iron pin; thence south 64° 01' 55" west 148.0 feet to an iron pin in the easterly margin of Eugenia Avenue; thence in a southerly direction along said margin, South 23° 14' 09" east 198.71 feet to an iron pin; thence leaving said margin, South 89° 00' east 144.06 feet to an iron pin; thence North 1° 00' east 50.0 feet to an iron pin; thence south 89° 00' east 15.0 feet; thence south 1° 00' west 50.0 feet to an iron pin; thence south 89° 0' east 150.0 feet to the point of beginning, and containing 2.12 acres, more or less.

Being part of the property conveyed to Ronald Sanders Ligon, by deed from Brainard B. Gracy, Clerk and Master, as of record in Book 2796, page 209, and being part of the same property conveyed to Ronald S. Ligon, by deed from Edgar Turrentine and wife, Willomina Turrentine, of record in Book 2749, page 137, said deeds being recorded in the Register's Office for Davidson County, Tennessee. The said Ronald Sanders Ligon and Ronald S. Ligon being one and the same person.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said JACK LINK and DAVID BAILEY, their heirs and assigns forever. BOOK 5439 PAGE 8

AND SELLER COVENANTS with the said JACK LINK and DAVID BAILEY, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as follows:

(1) 1979 Metro taxes, which are a lien against the property but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, based upon the 1978 Metro taxes with the Purchasers paying their prorata share to the Seller who hereby assumes the responsibility of paying said taxes when they become due and payable.

(2) Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville, Tennessee, Davidson County, Tennessee, of record in Book 4586, page 499, R.O.D.C., Tennessee.

AND SELLER FURTHER COVENANTS and binds himself, his heirs and representatives to warrant and forever defend the title to the said land to the said JACK LINK and DAVID BAILEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

AND THE UNDERSIGNED, MARTHA PARISH LIGON, wife of RONALD SANDERS LIGON, hereby joins in the execution of this instrument to convey all of her right, title and interest in the above described property to the Purchasers.

In Witness Whereof, Sellers have executed this instrument on this the 30th day of April, 1979.

Ronald Sanders Ligon

Martha Parish Ligon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public, in and for said State and County, the within named Ronald Sanders Ligon and wife, Martha Parish Ligon, the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of

4378 05/22 162.50- CHECK

April, 1979.

Stanley L. Holton
NOTARY PUBLIC

(SEAL)

My Commission Expires

5 January 1980

BOOK 5439 PAGE 9

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is the sum of $60,000.00.

Janice A Byrd

Sworn to and subscribed before me, on this the 30th day of April, 1979.

Stanley L. Holton
NOTARY PUBLIC

(SEAL)

My Commission Expires

5 January 1980

F 30581

IDENTIF. REFERENCE

MAY 22 3 00 PM '79

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

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

BOOK 5439 PAGE 10

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
4378A05/22/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30581

IDENTIF. T REFERENCE

MAY 22 3 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685465