6848 06/04 182.60- CHECK

WARRANTY DEED

BOOK 5444 PAGE 458

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bacon and Baker Prop.	Dobson & Johnson, Inc.	104-12
c/o STEPHEN C. BAKER (NAME)	One Commerce Place, Suite 1800 (NAME)	185
1100 ONE COMMERCE PLACE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TENN. 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (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, Peggy Faye Vinson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bacon and Baker Properties, a partnership composed of Billy Joe Bacon, Jr. and Stephen C. Baker

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 the northerly portion of Lot 50 on the Christopher and Kirkman Addition of Belmont Park as of record in Book 421, page 154, and described according to a disposition survey of Clarke and Rapunano Inc., dated November 20, 1974, as follows:

Beginning at an iron pin in the easterly margin of 19th Avenue South; thence with the margin of the same North 6 degrees 57 minutes 35" East, 45.12 feet to an iron pin at the beginning of a curve to the right having a radius of 46.5 feet a distance of 17.85 feet to an iron pin in the southerly margin of Alley No. 918; thence with the margin of said alley South 82 degrees 01' 25" East 132.02 feet to an iron pin at the beginning of a curve to the right having a radius of 10 feet a distance of 15.54 feet to an iron pin in the westerly margin of Alley No. 920; thence with the margin of said alley South 7 degrees 01' 07" West, 38.58 feet to an iron pin; thence leaving said margin North 82 degrees 01' 25" West, 159.30 feet to the point of beginning.

Being the same property conveyed to Peggy Faye Vinson, unmarried, by deed from Steve E. Adams and wife, Jeanine G. Adams, of record in Book 5366, page 787, Register's Office for said County.

It is understood and agreed that Grantee will assume the indebtedness secured by a deed of trust of record in Book 5366, page 789, said Register's Office, payable to Dobson & Johnson, Inc.

The above property is subject to 1979 Metropolitan Government taxes, which have been prorated, and to any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1906 19th Avenue South, Nashville, Tennessee
(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, successors, assigns 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 1st day of June, 1979

Peggy Faye Vinson

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5444 PAGE 459

Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Peggy Faye Vinson, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 1979.

Commission Expires: 7-26-80

Betty R. Powers
Notary Public

STATE OF)

COUNTY OF)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM Peggy Faye Vinson, an unmarried person

TO Bacon and Baker Properties, a partnership composed of Billy Joe Bacon, Jr. and Stephen C. Baker

F-32516

IDENTIF. REFERENCE

JUN 4 11 06 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

Full Rel'g

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 68,500.00

Stephen C. Baker

Subscribed and sworn to before me this 1st day of June, 1979

My Commission Expires: 7-26-80

Betty R. Powers
Notary Public

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

BOOK 5444 PAGE 460

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
			68500.00- CO	
			178.10 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	182.60-
6848A	06/04/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 32516

IDENTIF. REFERENCE

JUN 4 11 06 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 687860