This instrument prepared by:
James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tycoon Realty Associates	Same	Map No. 92-11
(NAME)	(NAME)	
328 22nd Avenue, North		Parcel No. 301
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		21W08830
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5491 PAGE 612

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Cordelia Stockell, Rosa Stockell Donald , Mrs. Vhaness McHenry, Thomas Stockell, and James Ganaway

have this day bargained and sold, and do hereby transfer and convey unto the said Tycoon Realty Associates, a partnership composed of Kirkland W. Todd, Jr., James H. Fleming, Jr., Takis Patikas and Thomas W. Orcutt, (hereinafter "Grantee"),

its *(successors),* ~~XXX~~ *and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Lot No. 57 of Block 6 on the Plan of Murphy Land Company's Division "B", as of record in Book 161, page 126, R.O.D.C. Tennessee.

Said plan shows said property divided into blocks but does not show the division of said Blocks into lots, but according to an unrecorded plan dividing said blocks into lots, said Lot 57 fronts 50 feet on the westerly side of 21st Avenue, North, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Mrs. Tennie K. Smith, deceased, one and the same person as Tennie L. Smith, by deed from Annie Cohen of record in Book 2099, page 501, said Register's Office. Reference is made to Judgment entered in Minute Book 6, page 657, Chancery Court of Davidson County, Part III, wherein grantors were found to be the sole persons entitled to an interest in the above described property and were authorized to convey same without the joinder of any other persons. Further reference is made to subsequent order entered in said proceeding, modifying and clarifying the aforesaid judgment.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $38,000.00

Subscribed and sworn to before me, this the 14th day of August, 19 79

Affiant

My commission expired July 18, 1982 (Affix Seal)

Notary Public

This is ~~unimproved~~ (X) improved property, known as 323 21st Avenue, North, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its

(successors),

~~XXX~~ *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 are assumed by Grantee, and easements and set back lines of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its

(successors), ~~XXX~~ *and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* day of July 2, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cordelia Stockell

Cordelia Stockell

Mrs. Vhaness McHenry

Rosa Stockell Donald

Thomas Stockell

James Ganaway

STATE OF ~~XXXXXXXXX~~ INDIANA
COUNTY OF ~~XXXXXXXXX~~ MARION

BOOK 5491 PAGE 613

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cordelia Stockell

the within named 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 Indianapolis
this 2nd *day of* July, *19* 79.

Notary Public

Commission expires

STATE OF MICHIGAN
COUNTY OF INGHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosa Stockell Donald, the within named 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 East Lansing, this 6th day of July, 1979.

Notary Public

My commission expires: May 23, 1982

* * *

STATE OF ARKANSAS
COUNTY OF JEFFERSON

Personally appeared before me, Dorothy Ruth Watson Scaife, a Notary Public in and for said County and State, Mrs. Vhaness McHenry, the within named 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 Pine Bluff, this 11 day of July, 1979.

Notary Public

My commission expires: September 10, 1979

WARRANTY DEED

FROM

CORDELIA STOCKELL ET AL.

TO

TYCOON REALTY ASSOCIATES

F 49492

IDENTIF. REFERENCE

AUG 31 10 55 AM '79

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOOK 5491 PAGE 614

STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, Mark D. Batties III, a Notary Public in and for said County and State, Thomas Stockell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Indianapolis, this 9 day of July, 1979.

Mark D. Batties
Notary Public

My Commission Expires: August 3, 1982

* * *

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, Gus Robinson, a Notary Public in and for said County and State, James Ganaway, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago, this 24 day of July, 1979.

Gus Robinson
Notary Public

My Commission Expires:

6-15-83

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

BOOK 5491 PAGE 615

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
			38000.00- CO	
			98.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	108.30-
8405A	08/31/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49492

IDENTIF. REFERENCE

AUG 31 10 55 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708788