"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR.
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

BOOK 5544 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Income Properties I (NAME)	Same (NAME)	P/O Map 147-11
4301 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 37 & 38
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Three Thousand and No/100 $363,000.00) ---------- *Dollars,*

cash in hand paid by INCOME PROPERTIES I, a Tennessee limited partnership, hereinafter referred to as "Grantee," to R. WAYNE OLDHAM, TRUSTEE, with full powers under a Land Trust Agreement of record in Book 5295, Page 785, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Grantor," Grantor has

have this day bargained and sold, and ~~do~~ does *hereby transfer and convey unto the said* Grantee, its successors and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

BEING a certain tract of property in the Second Civil District of Davidson County, Tennessee, known as Lot No. 1 on the Plan of Wayne Oldham's Nolensville Pike Development, a Plat of which is of record in Book 5210, Page 186, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of Ragan-Smith & Associates, Inc., (Job No. 78-064), dated November 12, 1979, as follows:

BEGINNING at an iron pin in the northerly margin of Nolensville Pike, said iron pin being 10.86 feet from a concrete monument at the westerly end of the northwesterly return curve at the intersection of Nolensville Pike (U.S. 31A, State Route 11) and Taylor Road; thence, leaving said iron pin at said point of beginning with the northeasterly right-of-way line of Nolensville Pike, North 52° 41' 30" West, a distance of 169.14 feet to an iron pin at the southwesterly corner of the herein described property; thence, North 37° 18' 30" East, a distance of 200.58 feet to an iron pin at the northwesterly corner of the herein described property; thence, South 52° 05' 55" East, a distance of 84.37 feet to a concrete monument at the northeasterly corner of the herein described property on the westerly margin of Taylor Road; thence, North 63° 19' 36" West, 28.80 feet to a point; thence, South 07° 07' 18" West, a distance of 24.89 feet to the point of beginning.

BEING a part of the same property conveyed to R. Wayne Oldham, Trustee, by Deed from The Danley Corporation as of record in Book 5295, Page 790, Register's Office for said County, and being part of the same property conveyed to R. Wayne Oldham, Trustee, by Deed from H. Chester Maxwell and wife, Flora E. Maxwell, as of record in Book 5337, Page 442, said Register's Office, and being a part of the same property conveyed to R. Wayne Oldham, Trustee, by Deed from Ira Moore, Jr. and wife, Hazel R. Moore, as of record in Book 5442, Page 271, said Register's Office.

This conveyance is subject to matters shown on the Plan of Wayne Oldham's Nolensville Pike Development, a Plat of which is of record in Book 5210, Page 186, said Register's Office and matters known to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 363,000.00

Subscribed and sworn to before me, this the 17th day of December, 19 79

Affiant

My commission expires: 7-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 4600 Nolensville Pike, Nashville, TN 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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 as provided herein.

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 (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 26th *day of* November, *19* 79 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. WAYNE OLDHAM, TRUSTEE

DEC 14 3 57 PM '79
FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F68220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named R. WAYNE OLDHAM, TRUSTEE

the 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 Nashville, Tennessee, this 26th day of November, 19 79

Jan Minshall, Notary Public.

Commission Expires 7-18-82

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5544 PAGE 79

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			363000.00- CO	
			943.50 CO TX	
			.50 PRFEE	
			2.00 MORTG	
			CHECK	946.00-
2023A12/14/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68220

IDENTIF. REFERENCE

DEC 14 3 57 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 731717