3481 12/21 6.76- CHECK

BOOK 5547 PAGE 207

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December 19 79.

Notary Public

MY COMMISSION EXPIRES: 4/24/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
IRWIN VENICK (NAME) 4004 Hillsboro Road, Suite A-210 Nashville, Tn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLOSE QUARTERS, LTD. (NAME)	Fidelity Federal Sav. & Loan (NAME)	92-16-293
913 20th Avenue, S. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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~~ I, Steven K. Bauer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLOSE QUARTERS, LTD.; Toni Bauer, General Partner; Steven K. Bauer, Stephen Drimmer Limited Partners

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:

Land in Davidson County, Tennessee, being part of Lot No. 195 and all of Lot # 196, on the plan of O.B. Hayes' Addition to Nashville, of record in Plan Book 1, page 81, of the Chancery Court at Nashville, and described according to a survey made by John Kohl, dated October 6, 1978, as follows

Said Lot No. 196 and part of Lot 195, adjoin together and front 100 feet on the westerly side of 20th Avenue, South, and runs back 150 feet on the southerly line and 134 feet, more or less, on the northerly line to a line in the rear, which is a broken line, measuring a total of 101 feet, more or less, thereon.

Being the same property conveyed to Robert Douglas Cabbage and William J. Lay, by deed from Thomas L. Bush and wife, Genevieve G. Bush, or record in Book 5177, page 857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven K. Bauer by Robert Douglas Cabbage and William J. Lay of Record in Book 5396, page 646, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 913 20th Avenue, South (House Number) (Street) Nashville, Tennessee 37212 (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 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 14 day of December, 1979

STATE OF TENNESSEE
Davidson County

BOOK 5547 PAGE 208

Personally appeared before me, IRWIN VENICK, a Notary Public in and for said County and State, the within named STEVEN K. BAUER

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 _____, Tennessee, this 17 day of Dec 19 79

Commission expires 8/24/80

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM

STEVEN K. BAUER

TO

CLOSE QUARTERS, LTD.
Toni Bauer, General Ptr.
Steven K. Bauer, Stepher
Drimmer, Limited Partners

F 69352

RUSH

IDENTIF. REFERENCE

DEC 21 1 57 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5547 PAGE 209

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
			100.00- CO	
			.26 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	6.76-
			346IA12/21/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F69352

IDENTIF. REFERENCE

DEC 21 1 57 PM '79

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

No. 733126