ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard S. Means	Same BOOK 5609 PAGE 963	105-6 105-6
(NAME)	(NAME)	
6320 Wildwood Valley Dr.		106 339
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of One hundred fifty-five thousand and no/100 ($155,000.00)---------- DOLLARS

James W. Bilyeu (with wife Wadean H. Bilyeu joining to convey such interest as she may have now or in the future).

have bargained and sold, and by these presents do transfer and convey unto the said Richard S. Means

the GRANTEEX herein, their heirs and assigns, two tracts of land in County, State of Tennessee, described as follows:

TRACT ONE. Land in Davidson County, Tennessee, being Lot No. 5 and the northerly 3.4 feet of Lot No. 6 on the Map of Frank G. Ignatz Subdivision of Lot No. 1 on the division of the Horton Lands, as of record in Book 421, page 21, Register's Office for said County.

Said Lot No. 5 and part of 6 front together 50.1 feet on the easterly side of 8th Avenue South, as widened, formerly Spruce Street, and runs back 143.6 feet on the northerly line and 144.1 feet on the southerly line to an alley, measuring 50.1 feet thereon.

Being the same property conveyed to James W. Bilyeu by Quitclaim Deed from Jonathan J. Foley, Jr., of record in Book 5055, page 4, Register's Office, Davidson County, Tennessee.

Excluded from said TRACT ONE is the following, the same having heretofore been conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY; as of record in Book 5116, page 330:

Parts of Lots Nos. 5 and 6 on the division of the Horton Lands, of record in Book 421, page 21, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point, said point being 187 feet, more or less, in a southerly direction along the easterly boundary of Eight Avenue South, measured from the southeast intersection of Chestnut Street and Eight Avenue South; thence along a line in a easterly direction a distance of 15 feet, more or less, to a point; thence along a line in a southerly direction a distance of 50 feet, more or less,

(Cont'd. on attachment)

This is improved ( ) unimproved ( ) property, known as 1210 8th Avenue, South
(House Number) (Street)

Nashville, Tennessee 37203
(P. O. Address) (City or Town) (Zip Code)

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.

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 6th day of June, 1980.

Wadean H. Bilyeu

Wadean H. Bilyeu

James W. Bilyeu

James W. Bilyeu

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 5603 PAGE 964

Personally appeared before me, Nancy O. Lipscomb, a Notary Public in and for said County and State, the within named James W. Bilyeu and wife Wadean H. Bilyeu

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

Witness my hand and official seal at Nashville, this 6th day of June, 19 80.

My commission expires 11/29/80 Notary Public Nancy O. Lipscomb

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 155,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Bilyeu

Sworn to and subscribed before me this 6th day of June, 19 80.

My commission expires 11/29/80 Notary Public Nancy O. Lipscomb

This instrument was prepared by:	
Richard D. Speight; Goodpasture, Carpenter & Woods;	Suite 1911, One Commer Pl. Nashville, Tenn. 37239
Name	Address

WARRANTY DEED

FROM JAMES W. BILYEU

TO RICHARD S. MEANS

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

to a point; thence along the easterly boundary of Eight Avenue South in a northerly direction, a distance of 50 feet, more or less, to the point of beginning and containing 750 square feet, more or less.

TRACT TWO. Being a parcel of land marked "Reserved" on the plan of Edgehill Estates, Section 62, of record in Book 4660, page 151, described as follows:

BEGINNING at a concrete monument in the east margin of the proposed right of way of 8th Avenue South, said concrete monument being located in the North line of Lot 5 on the Plan of the Frank G. Ignatz Subdivision of record in Book 421, page 21, Register's Office for Davidson County; thence leaving said right of way with the North line of said Lot 5, North 85° 03' East, 128.10 feet to an iron pin in the West margin of Alley 402; thence with the margin of the same, North 7° 30' West, 30.01 feet to an iron pin; thence leaving said alley and with the South line of Lot 1 on the Plan of Edgehill Estates, Section 62, West 127.54 feet to an iron pin in the East margin of the proposed right of way of 8th Avenue South; thence with the margin of the same South 6° 26' East, 30.01 feet to the point of beginning.

Being the same property conveyed to James W. Bilyeu by deed from Metropolitan Development and Housing Agency, of record in Book 4961, page 51, R.O.D.C.

This description is subject to such corrections as an accurate survey may show necessary.

F 9.2 4.1 0

IDENTIF. REFERENCE

JUN 6 3 15 PM '80

RUSH

05/06 412.50- CHECK

2877

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5609 PAGE 966

FOR

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
			150000.00-	CO
			405.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 412.50-
			2837A06/04/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F92410

IDENTIF. REFERENCE T

JUN 6 3 15 PM '80

No. 760223