BOOK 5627 PAGE 386 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 1980.

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & W Real Estate Investment (NAME)	SAME (NAME)	118-4
3508 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	180
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-25505

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, Lois Elizabeth Ervin McDowell and husband, Walter P. McDowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & W Real Estate Investment Company

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 the westerly part of Lot No. 29 on the Plan of Rosedale Subdivision, as of record in Book 547, Page 45, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of Kline Avenue, the common corner of Lots Nos. 29 and 30 on said plan; thence easterly along the dividing line between Lots Nos. 29 and 30, 140.9 feet to a point which is the northwest corner of the property conveyed to James T. Burke and wife, by deed of record in Book 1316, page 333, said Register's Office; thence south along Burke's west line, 21 feet to a stake; thence east 9 feet to a stake; thence south 29 feet to a point in the dividing line between Lots Nos. 28 and 29, which point is 1.5 feet east of a stake set in said line; thence west along the dividing line between Lots Nos. 28 and 29, 151.5 feet to a point in the east margin of Kline Avenue; thence north along the east margin of Kline Avenue, 50 feet to the point of beginning.

BEING the same property conveyed to Lois Elizabeth Ervin McDowell by deed from William W. Few, Trustee, of record in Book 4807, Page 199, Register's Office for Davidson County, Tennessee.

WALTER P. McDOWELL herein joins to convey any and all rights and interest he may have; especially his marital rights.

THIS conveyance is subject to such limitations, restrictive covenants, setback lines and easements as may affect the premises of record in Register's Office for said County.

TAXES for 1980 have been prorated and assumed by Grantee.

unimproved ( ) is improved (XX) property, known as 2210 Kline Avenue (House Number) (Street) Nashville, Tennessee 37211 (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 our hands this 18th day of July, 19 80

Lois Elizabeth Ervin McDowell

Walter P. McDowell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois Elizabeth Ervin McDowell and Walter P. McDowell

the bargainors, 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, Tennessee, this 18th day of July 1980

Commission expires 7/19/81

Grace H. Flack
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

Lois Elizabeth Ervin McDowell

TO

B & W Real Estate Investment Co.

F 98611

IDENTIF. REFERENCE

Jul 22 10 33 AM '80

FILE BOX #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5627 PAGE 388

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
			1250.00- CO	
			32.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 39.00-	
0942A07/22/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9. 8. 6 1. 1

IDENTIF. REFERENCE

JUL 22 10 33 AM '80

No. 769187