WARRANTY DEED BOOK 5647 PAGE 565

FROM: D & H Investments, A Partnership

TO: Lyle Avenue Partnership

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 32719

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Lyle Avenue Partnership c/o Barbara Richards Eighth Floor Nashville City Bank Building Nashville, Tennessee 37201	Same	Map 92-16 parcel 130, 131 Field Book Numbers 10W 07315 10W 07320

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars ($178,500.00).

Barbara Richards
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of August, 1980.

Robert N. Buchanan, III
Notary Public

My Commission Expires: 1-22-84

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, D & H Investments, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Horton W. Horton has bargained and sold, and by these presents does transfer and convey unto the said Lyle Avenue Partnership, a partnership composed of Barbara Richards, Stanley M. Chervin, Aubrey F. Ballard, Patricia Ballard, Robert S. Waterman, James E. Jewett and Jacqueline B. Shrago, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel 1: Being part of Lot No. 146 shown on the map of John H. Williams subdivision of the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for said County, and described as follows:

Beginning at a point on the easterly side of Lyle Avenue, 42 feet south of the southwest corner of Lot 15 as shown on said plan; thence easterly parallel to the south line of Lot 15, 118 feet to a point at the west margin of a 12 foot alley; thence along the margin of said alley southerly 56.6 feet to a point 41.3 feet north of the north margin of a 12 foot alley; thence westerly parallel to the first above mentioned line, 118 feet to the easterly margin of Lyle Avenue; thence with said Avenue northerly 56.6 feet to the beginning.

Parcel 2: Being part of Lot No. 146 on the Map of John H. Williams subdivision of the Boyd Home tract, as of record in Book 57, page 154, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Lyle Avenue, 160 feet north of the northeast corner of said Avenue and Broadway; thence with said Avenue northerly 66.9 feet; thence at right angles to said Avenue easterly 118 feet to the westerly margin of an alley; thence with said alley, southerly 41.3 feet to a turn in said alley; thence with the northerly margin of said alley, westerly 120.5 feet to the beginning.

Being the same property conveyed to D & H Investments by deed from James Alvin Crossman and wife, Mary B. Crossman of record in Book 5444, page 29, Register's Office for said County.

This is improved property, known as Lyle Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lyle Avenue Partnership, its heirs, successors, and assigns, forever.

This conveyance shall include all furniture, furnishings, carpets, drapes, air conditioning and heating units, and other personal property belonging to D & H Investments and located upon or affixed to the property. All improvements and contents are sold as is and without any warranty of any nature, express or implied.

And D & H Investments does covenant with the said Lyle Avenue Partnership that D & H Investments is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And D & H Investments does further covenant and bind itself, its heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Lyle Avenue Partnership, its heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 29 day of August, 1980.

D & H INVESTMENTS, A Partnership
Composed of Glenn G. Dukes, Buddy R. Dukes and Horton Wade Horton

By: _____
Glenn G. Dukes

By: _____
Buddy R. Dukes

By: _____
Horton Wade Horton

BOOK 5647 PAGE 567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert H. Buchanan III, a Notary Public of the State and County aforesaid, personally appeared Glenn G. Dukes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of D & H INVESTMENTS, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, this 29th day of August ~~September~~, 19 80.

Robert H. Buchanan III
Notary Public

My Commission Expires:

1-22-84

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert H. Buchanan III, a Notary Public of the State and County aforesaid, personally appeared Buddy R. Dukes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of D & H INVESTMENTS, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, this 29th day of August, 19 80.

Robert H. Buchanan III
Notary Public

My Commission Expires:

1-22-84

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Horton Wade Horton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of the D & H INVESTMENTS the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

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

_____
Notary Public

My Commission Expires:

_____

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.
SEP 5 2 16 PM '80
IDENTIF. REFERENCE
60634.1

RNB/jaj/8-28-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5647 PAGE 568

RECEIVED OF _____

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
			178500.00- CO	
			464.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 473.60-	
			0460A09/05/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G06341

IDENTIF. REFERENCE

SEP 5 2 16 PM '80

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

No. 778386