Form No. WD-1

BOOK 5658 PAGE 216

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1980

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.& W.Real Estate Investments	New Owner	Map 81-15-394
(NAME) 3508 Gallatin Road	(NAME)	Map 81-15-395
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37216	(STREET ADDRESS)	Map 81-16-1
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Nail Shakir and wife, Carolyn Shakir and Herbert Nesbitt (Herbert Nesbitt is joining in the conveyance only to correct [redacted] Installment Deed of Record in Book 5531, Page 395, Register's Office, Davidson County, Tennessee.) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B.& W.Real Estate Investments

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" attached hereto and made a part of.

Also as part of this consideration, Grantees hereby assume an Installment Deed:
See Exhibit "B" attached hereto and made a part of.

This conveyance is subject to any and all zoning regulations, building restrictions ans set-back lines, if any, and easements and rights-of-way for public utilities.

FILE BOX 3

unimproved / This is improved (xx) property, known as 1400, 1402, and 1404 Heiman Street, Nashville, Tennessee
(House Number) (Street) (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 heir 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 hand s this 24th day of September, 19 80

Nail Shakir: Nail Shakir — Carolyn Shakir

Herbert Nesbitt: Herbert Nesbitt

(Carolyn Shakir is joining in this conveyance to convey any and all marital rights she may have to said property)

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 Nail Shakir and wife, Carolyn Shakir and Herbert Nesbitt

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, Tennessee, this 24th day of September 19 80.

Commission expires 1-22-84

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ and _____ (they), being authorized so to do, execute 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

Nail Shakir and

Herbert Nesbitt

TO

B. & W. Real Estate Investments

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

EXHIBIT "A"

Three parcels of land as described below:

Parcel 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 320, 321 and 322, on the plan of D.T. McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for said County.
Said part os said lots adjoin and front together 40 feet on the north side of Heiman Street and run back between parallel lines 140 feet to a dead line, and beginning 170 feet east of the east margin of Odd Street.

Being the same property conveyed to Nail Shakir by deed from Herbert Nesbitt of record in Book 5531, Page 748, Register's Office for Davidson County, Tennessee. Included but specifically excluded in this above description is a tract of land that was taken by decree from Herbert Nesbitt by the State of Tennessee and more particularly described in Book 4270, Page 347, Register's Office for said County to which reference is made for a more detailed description. Herbert Nesbitt is joining in this conveyance to correct the original deed from Herbert Nesbitt to Nail Shakir of record in Book 5531, Page 748, Register's Office for said County, for the purpose of including the above stated excluded property.

Parcel 2: Being parts of Lots Nos. 320, 321, and 322, D.T. McGavock and Others Addition to Nashville, as of record in Book 21, Page 41, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of an alley, said point being the northwest corner of the property conveyed to Mary Euless, by deed of record in Book 962, Page 578, Register's Office, also being the northeast corner of the property conveyed to Thomas Cox, by deed of record in Book 675, Page 377, Register's Office; thence with the margin of said alley, easterly 40 feet to a point; thence southerly 95.03 feet to a point in the northwesterly right of way of Interstate Highway; thence with the same, South 51 degrees 54' 43" west 43.09 feet to a point in the dividing line between Euless and Dox aforesaid; thence with the line between said property, northwardly 111.77 feet to the point of beginning.

Being part of the property devised to Charles Hadley, as devisee under the will of Mary Euless, as of record in Will Book 66, Page 395, Probate Office.

Being the same property conveyed to Nail Shakir by deed from Herbert Nesbitt and wife, Annie May Hadley from record in Book 5531, Page 748, Register's Office for Davidson County, Tennessee.

Parcel 3: Being parts of Lots 320 and 321 on the Plan of D.T. McGavock et al addition of record in Book 21, Page 41, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of an alley in the easterly line of Lot 321, said point being 79.11 feet as measured along said alley from Heiman Street, being the northeast corner of Tract No. 2 as conveyed to State of Tennessee by Deed of record in Book 4135, Page 817, said Register's Office; thence along said alley, northwardly 66.89 feet to a point which is 10 feet southerly from the common corner of Lots 319 and 320; thence westerly parallel to and 10 feet south of the line between Lots 19 and 20, 16 feet more or less to a point; thence southerly 78.9 feet to the northwest corner of the property conveyed to State of Tennessee, above referred to; thence with their northerly line, easterly 34.67 feet to the point of beginning.

Being the same property conveyed to Nail Shakir by Deed from Herbert Nesbitt of record in Book 5531, Page 748, Register's Office for Davidson County, Tennessee.

FILE BOX
3
IDENTIF. REFERENCE
SEP 30 2 15 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
G.I.0352
09/30 67.10- CHECK
5494

EXHIBIT "B"

Grantees hereby assume and agree to pay an original Installment Deed Note of record in Book 5531, Page 748, Register's Office for Davidson County, Tennessee, with an original balance of $17,000.00 bearing interest at the rate of 8.4 per cent per annum and payable at the rate of $120.00 per month principal and interest, beginning August 15, 1979 with the reamining principal balance due July 15, 1999. The terms of this original instrument is hereby corrected and amended as follows:

Said Note with an original balance of $17,000.00 bearing interest at the rate of 8.4 per cent per annum and payable at the rate of $146.46 per month principal and interest, beginning October, 1980 with the remaining principal balance due September 1, 2000. Furthermore the 8.4 interest per annum is permanent and now-escalating, assumable and payment in full of said note at any time may be done without penalty or a prepayment penalty. The original holder of said note, Herbert Nesbitt, is joining in this conveyance to affirm the above stated.

FILE BOX 3

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 67.10-	
5484A	09/30/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.0.352

T
IDENTIF. REFERENCE

SEP 30 2 15 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783235