FORM NO. WD-1

BOOK 5662 PAGE 420

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th. DAY OF October, 19 80.

Notary Public

MY COMMISSION EXPIRES: 10-15-1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard M. Davenport, 18th Floor, First American Ctr., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mail To: → P. & A. Properties, Inc. (NAME)	Same (NAME)	51-8
3203 West End Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 75
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-69700

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 ~~XX~~ I, Linda D. Bates, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. & A. Properties, Inc.

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:

LEGAL DESCRIPTION ATTACHED

This is unimproved ( ) improved ( ) property, known as _____
(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 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 7th. day of October, 19 80

Linda D. Bates

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Richard M. Davenport, a Notary Public in and for said County and State, the within named Linda D. Bates

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of October 19 80

Commission expires 10-15-83

Richard M. Davenport
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
Linda D. Bates

TO
P. & A. Properties, Inc.

G. 1. 1. 7 4 8

IDENTIF. REFERENCE

OCT 8 3 48 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECD 82.30 - CHECK

DESCRIPTION:

Land in Davidson County, Tennessee, being the remaining part of Madison Square Shopping Center Property in Montague Subdivision, of record in Book 421, page 129, Register's Office for Davidson County, Tennessee, and described according to a survey by Z.J. Wilkinson, Surveyor, dated November 4, 1965, as follows:

Beginning at a point in the center line of Webster Street 320 feet southeast of the easterly margin of Gallatin Pike as widened, and running N. 25 deg. 30'East 25 feet to a concrete monument at a lot corner in North margin of Webster Street and continuing 140.5 feet, to an iron pin on South bank of Gibson Creek and continuing 13 feet, in all 178.5 feet to a bronze cap in rock bed of Gibson Creek; thence North 64 deg. 30' West 50 feet to a concrete monument at southeast corner of lot sold to E.S. Coarsey July, 1963, thence with Coarsey east line North 33 deg. 50' East 111.9 feet to a concrete monument in south line of Power & Roth Resubdivision as of record in Book 547, pages 119 and 120; thence along fence and tree row South 61 deg. 30' East 895 feet to a concrete monument at southeast corner of Lot 140 in Power & Roth Subdivision, said point being the westerly line of the property conveyed to Fontaine Royale, Inc., by deed of record in Book 3762, page 116, said Register's Office; thence 28 deg. 35' West and with the Fontaine Royale, Inc., westerly line 70.6 feet to a concrete monument in the north margin of Liberty Circle and continuing with said Fontaine Royale, Inc., westerly line 25 feet on to an iron pin in the center line of pavement in all 95.6 feet; thence with the center line of pavement westerly 392.4 feet to the end of a curve; thence South 78 deg. 58' W 70 feet to the beginning of a curve having a radius of 151.5 feet; thence with the center line of said curve westerly 96.6 feet to an iron pin which is 75 feet south of a concrete monument in the north margin of Webster Street; thence with the center of Webster Street North 64 deg. 30' West 335 feet to the beginning.

INCLUDED in the above description but EXCLUDED from this conveyance is the following tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, being part of Lots Nos. 3 and 4, on the Plan of Montague Subdivision, of record in Book 421, page 129, Register's Office for said County, described as follows:

Beginning on the northerly margin of Webster Street at the southeast corner of the property conveyed to M. Potts, of record in Book 1683, page 100, Register's Office for said County; thence with said Potts' eastern boundary line, north 25 deg. 30' east 153.3 feet; thence north 64 deg. 30' west 50 feet; thence north 33 deg. 50' east 111.9 feet; thence south 61 deg. 30' east 189.26 feet; thence south 25 deg. 30' west 254.7 feet to the northerly margin of Webster Street; thence with same, north 64 deg. 30' west 150 feet to the beginning.

Being the same property conveyed to Linda D. Bates, by deed from Tanley & Oakley Investments, Co., Inc., a Georgia Corporation of record in Book 5498, page 89, Register's Office for Davidson County, Tennessee.

Attachment to Warranty Deed Linda D. Bates to P. & A. Properties, Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			26000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	82.30-
			7245A10/08/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 1-748

IDENTIF. REFERENCE

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OCT 8 3 48 PM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 784939