WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

BOOK 5742 PAGE 40

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Samuel W. Byram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1981

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 12/15/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, Attorney, 223 Madison Street, Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & K Sales and Realty (NAME)	Same as new owner (NAME)	Map 93-10
711 Sixth Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 328
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06W 01175

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, WILLIAM M. COATS and wife, JEAN MITCHELL COATS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & K SALES & REALTY, a Partnership composed of JIMMY BYRAM and ED KENNEDY

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 Lot No. 1 on the Plan of W. W. Sullivan's Subdivision of Lot No. 50 and part of Lot No. 49 of the Davidson Academy Property, as of record in Minute Book "G", page 152, County Court for said County.

Said Lot No. 1 fronts 60 feet on the easterly side of Fifth Avenue, South, formerly Summer Street, and runs back between parallel lines with the northerly margin of Peabody Street, formerly Lincoln Alley, 179 feet 3 inches, more or less, to an alley in the rear.

Being the same property conveyed to William M. Coats and wife, Jean Mitchell Coats by deed from Charles P. Cron, Substitute Trustee, of record in Book 5406, page 948, Register's Office for Davidson County, Tennessee.

***It is understood and agreed by the parties that part of the consideration for this conveyance is the assumption and agreement to pay by the grantees the balance of a note which is secured by a deed of trust of record in Book 5406, page 952, said Register's Office, to which reference is here made for a more definite description of said note.

This is unimproved ( ) improved (X) property, known as 422 Fifth Avenue, South, Nashville, TN
(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 our hand s this 24th day of April, 1981

William M Coats

WILLIAM M. COATS

JEAN MITCHELL COATS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Coats and wife, Jean Mitchell Coats

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 Madison, Tennessee this 24th day of April, 1981.

Commission Expires 1-23-83

Notary Public

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

G40688

IDENTIFICATION

MAY 6 1 41 PM '81

4243 05/06 181.50- CHECK

WARRANTY DEED

FROM

WILLIAM M. COATS et ux

TO

B & K SALES AND REALTY

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.50-	
			4246A05/06/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640688

IDENTIF. REFERENCE

MAY 6 1 41 PM '81

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

No. 820595