Map 92-16
Par 388 Is

CORPORATE FORM

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 19th day of May, 19 82, by and betwee

S. B. Liquidating, Inc. (formerly Show Biz, Inc.)

a corporation organized and existing under and by virtue of the laws of the State of Tennessee party of the first part, and

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FAMJADC Realty, a Tennessee partnership,

party of the second part

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receip of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the sai party of the second part the following described real estate, situated and being in Nashville County of Davidson State of Tennessee:

Being Lot No. 76 on the Plan of O.B. Hayes Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville, Tennessee.

Said Lot No. 76 fronts 50 feet on the westerly side of 17th Avenue South, formerly Addison Avenu and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Show Biz, Inc., by deed from Willis S. Graham and wife Katherine D. Graham of record in Book 4769, page 712, Register's Office for Davidson County, Ten

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wis appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever. subject to any easements, covenants and restrictions of record, any sewer easements whether or not of record, and to such state of facts as an accurate survey and inspection of the real estate would show.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, Title is further conveyed subject to the liens of taxes not yet due and payable, to zoning laws and codes, building codes, setback restrictions, rights of any governmental entity or utility company, and to the standard exceptions of any title commitment obtained by or for party of the second part.

and that the title and quiet posse sion thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

S. B. Liquidating, Inc.
(formerly Show Biz, Inc.)

ATTEST: Irene A. Bradshaw
Secretary

By: Thomas H. Brettschneider
President

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Thomas H. Brettschneider with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of S. B. Liquidating, Inc. the within named bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Official Seal at office this 19th day of May 19 82

My commission expires _____ M. Elaine Shea
Notary Public

(FOR RECORDING DATA ONLY)

Property address 17th Avenue, South

Mail tax bills to: (Person or Agency responsible for payment of taxes)
FAMJADC REALTY
P. O. Box 15427
Nashville, Tn. 37215

This instrument prepared by:
Vincent G. De Young
3742 Lamar Avenue, Memphis, TN 38195

State tax	$	
Register's fee		.50
Recording fee		4.00
Total		

T.G. #

Return to:

G 9 3 4 8 1

IDENTIF. REFERENCE

MAY 28 3 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 46,667, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of May 1982

Notary Public

MY COMMISSION EXPIRES APRIL 27, 1985

Mid-South Title Insurance Corporation
P. O. BOX 432, MEMPHIS, TENN.

Form 39 Revised 9/26/73

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
			46667.00- CO	
			121.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 127.92-	
			9910A05/28/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 3 4 8 I

IDENTIF. REFERENCE

MAY 28 3 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883761