This instrument prepared by Calvin A. Buchman, 210 25th Ave. North, Nashville, Tn., 37203 Mail

FORM NO. WD-1

BOOK 5926 PAGE 143

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 82

Notary Public

MY COMMISSION EXPIRES: 2-1-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxie D. Biener	SAME	85-5-20
& Regency Co. (NAME)	(NAME)	85-5-21
210 25th Ave. No. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Calvin A. Buchman, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie D. Biener

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:

Tract # 1- Being the Northerly 18 feet of Lot # 67 and the southerly 14 feet of Lot # 68 in D.T. McGavock's Addition to Nashville, called "D.T. McGavock's Plan of 98 lots" or subdivision, as of record in Book 21, page 7, Registers Office for Davidson County, Tn.

Said Northerly part of Lot # 67 and the Southerly part of Lot # 68 front together 32 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Tract # 2- Land in Davidson County, Tennessee, being the southerly 32 feet of Lot No. 67 in D.T. McGavock's Plan of 98 Lots, as of record in Book 21, page 7, R.O.D.C.T.

Said part of said lot fronts 32 feet on the westerly side of 4th Avenue North, and runs back between parallel lines 174 feet to an alley, measuring 32 feet thereon. (4th Avenue North formerly being Cherry Street.)

Being the same real property conveyed to the Grantor herein by deeds from Frank G. Friendman, Trustee, of record in book 5862, page 797, and page 800, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 16th day of August, 1982

Calvin A. Buchman, Trustee

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth A. Gresham, a Notary Public in and for said County and State, the within named Calvin A. Buchman, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August 1982

Commission expires 4-21-85

Ruth A. Gresham
Notary Public

RUTH A. GRESHAM NOTARY PUBLIC DAVIDSON COUNTY

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

4107 08/18 13:33- CHECK

WARRANTY DEED

FROM

Calvin A. Buchman, Trustee

TO

Maxie D. Biener
% Regency Company
210 25th Avenue North
Nashville, Tn.

AUG 18 9 17 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H.O. 4-7-6

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
			2500.00	CO
			6.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	13.00
4107A08/18/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. O. 4 7 1 1 6

T.
IDENTIF. REFERENCE

AUG 18 9 17 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 897441