THIS INSTRUMENT PREPARED BY: HARLAN DODSON, III, ESQUIRE
900 Nashville City Bank Bldg.
P. O. Box 2524
Nashville, TN 37219

BOOK 5938 PAGE 531

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
JAMES V. HUNT and	Same	MAP 104-16
WILLIAM F. HUNT	Same	PARCEL 7 and 8
2122 & 2126 21st Ave.,S.	Same	
Nashville, TN 37203	Same	

For and in consideration of the sum of Two Hundred Sixty-One Thousand Three Hundred Eighty-Eight and 96/100 ($261,388.96) Dollars, payable Twenty-Six Thousand One Hundred Thirty-Eight and 90/100 ($26,138.90) Dollars in cash at closing and Two Hundred Thirty-Five Thousand Two Hundred Fifty and 06/100 ($235,250.06) Dollars by a Promissory Note secured by a first mortgage, we have bargained and sold, and by these presents do transfer and convey unto the said JAMES V. HUNT and WILLIAM F. HUNT, the GRANTEES herein, their heirs and assigns, a certain tract or tracts or parcel or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1:

Being the northerly part of Lot No. 6 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, of the Register's Office for said County, described as follows:

Beginning on the easterly margin of 21st Avenue South, or Broad Street, formerly Hillsboro Pike, at the corner of Lots Nos. 5 and 6 on said plan; thence easterly with the line between said two lots 194 feet to the northeast corner of Lot No. 7; thence with the westerly line of said lot southwardly 70 feet, more or less, to the northeast corner of a part of said Lot No. 6 conveyed by Tillman Cavert and wife, to G. H. Hall by deed of record in Book 481, Page 448, said Register's Office; thence with the north line of said Hall's lot westwardly 216 feet, more or less, to the easterly margin of 21st Avenue, South; thence with the easterly margin of said Avenue, northwardly 78 feet, more or less, to the beginning.

TRACT NO. 2:

Being part of Lot No. 6 on the revised plan of Geo. W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, described as follows:

Beginning on the easterly margin of 21st Avenue, South, formerly the Hillsboro Pike or Broad Street 50 feet northerly from the northerly margin of Blair Avenue or Boulevard; thence easterly 231.7 feet, more or less, to a point on the east line of said Lot No. 6, 50 feet northerly from the northerly margin of Blair Avenue; thence northerly with the east line of said lot 50 feet; thence westerly 216 feet, more or less, to a point on the easterly margin of 21st Avenue, South, 50 feet northerly from the beginning point; thence with the easterly margin of said Avenue southerly 50 feet to the beginning.

Together with an easement across the easterly 12 feet of the southerly 50 feet of said Lot No. 6 for the exclusive use and benefit of the owner of premises for ingress and egress extending from the northerly margin of Blair Boulevard to premises.

9406 09/17 592.14 CHECK

Being the same property conveyed to Trust under the Last Will and Testament of V. W. Francis, Sr., V. W. Francis, Jr. and John J. Francis, Co-Trustees, by deed from Pauline Roler Francis, of record in Book 5696, Page 719, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2122 & 2126 21st AVENUE, SOUTH, NASHVILLE, TENNESSEE, 37203.

To have and to hold the said tracts or parcels 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.

Whenever 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 hands this 23 day of Sept. August 1982.

DR. J. J. FRANCIS, Individually and as Trustee U/W V. W. FRANCIS, SR.

PAUL FRANCIS

GREG FRANCIS

CHARLES WILLIAM MILLER, JR.

DAVID MILLER

JEFF MILLER

V. W. FRANCIS, JR., Individually and as Trustee U/W V. W. FRANCIS, SR.

*Said property is subject to a prior mortgage of record in Book 5696, Page 719, Register's Office for Davidson County, Tennessee, which is not assumed by the Purchasers.

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $261,388.96.

AFFIANT

Sworn to and subscribed to before me, the 15th day of September, 1982.

NOTARY PUBLIC

My Commission Expires: 10-21-84

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, NANCY GRACE, a Notary Public in and for said County and State, DR. J. J. FRANCIS, the within named 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, TENN., this the 26th day of August, 1982.

NOTARY PUBLIC

My Commission Expires:
10-21-84

OFFICIAL RECEIPT

BOOK 5938 PAGE 533

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, NANCY GRACE, a Notary Public in and for said County and State, PAUL FRANCIS, the within named 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 the 26th day of August, 1982.

Nancy Grace
NOTARY PUBLIC

My Commission Expires:
10-21-84

STATE OF TENNESSEE:
COUNTY OF Sumner:

Personally appeared before me Norma Jean Qualls, a Notary Public in and for said County and State, GREG FRANCIS, the within named 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 Hendersonville, Tennessee, this the 25th day of August, 1982.

Norma Jean Qualls
NOTARY PUBLIC

My Commission Expires:
July 2, 1983

STATE OF ~~British Columbia~~:
COUNTY OF Victoria:

Personally appeared before me, ~~Charles William Miller Jr.~~ Robert Gordon Fawcett, a Notary Public in and for said County and State, CHARLES WILLIAM MILLER, JR., the within named 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 Victoria, British Columbia, this the 1st day of September, 1982.

NOTARY PUBLIC
GORDON FAWCETT — NOTARY PUBLIC
In and for the Province of British Columbia
655 Fort Street, Victoria, B.C. V8W 1G6
Telephone 384-9335

My Commission Expires:
PERMANENT COMMISSION

OFFICIAL RECEIPT

BOOK 5938 PAGE 534

STATE OF TEXAS:
COUNTY OF Dallas :

Personally appeared before me, Judith S. Shipley, a Notary Public in and for said County and State, DAVID MILLER, the within named 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 Dallas, TX, this the 23rd day of August, 1982.

Judith S. Shipley
NOTARY PUBLIC

My Commission Expires:
4-23-85

STATE OF TEXAS:
COUNTY OF Dallas :

Personally appeared before me, Judith S. Shipley, a Notary Public in and for said County and State, JEFF MILLER, the within named 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 Dallas, TX, this the 23rd day of August, 1982.

Judith S. Shipley
NOTARY PUBLIC

My Commission Expires:
4-23-85

STATE OF TENNESSEE:
COUNTY OF SUMNER:

Personally appeared before me, Jean Qualls, a Notary Public in and for said County and State, V. W. FRANCIS, JR., the within named 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 Hendersonville, Tennessee, this the 25th day of August, 1982.

Norma Jean Qualls
NOTARY PUBLIC

My Commission Expires:
July 2, 1983

H0892 1
IDENTIF. REFERENCE
SEP 17 10 55 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____ BOOK 5938 PAGE 535

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
			261388.96- CO 679.64 CO TX .50 PRFEE 12.00 WDEED CHECK 692.14- 9406A09/17/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 9 2 1

IDENTIF. REFERENCE

SEP 17 10 55 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900262