WD83-006NP
REVWD82-068NP

This instrument was prepared by Ayers & Associates, Inc., P. O. Box 10, Parsons, Tennessee 38363.

WARRANTY DEED

BOOK 6000 PAGE 824

KNOW ALL MEN BY THESE PRESENTS: That for and consideration of the sum of TEN DOLLARS ------ ($10.00) ------ cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NASHVILLE PROPERTIES, INC., a Tennessee Corporation, has bargained and sold, and by these presents do hereby transfer, convey and warrant unto NASHVILLE MANOR, A PARTNERSHIP, the partners of which are DAN F. SANDERS and WILLIAM H. BELL, JR., their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Lying and being situated in Nashville, Davidson County, Tennessee, and being that land conveyed to Nashville Properties, Inc. by deed of Monterey Life Systems, Inc. as appears in Book 5177, Page 634, Register's Office Davidson County, Tennessee and being more particularly described as follows:

Being located at 1306 Katie Avenue, in Nashville, Tennessee, and being Lots Nos. 101 to 105 inclusive, and Lots Nos. 109 to 113 inclusive, on the Plan of J. B. Haymie's Cumberland Heights of record in Book 57, Register's Office of Davidson County, Tennessee, which lots are more particulary described as follows:

Said Lots Nos. 101 to 105 inclusive from together 235 feet on the Westerly side of Katie Avenue and runs back between lines, 125 feet to an Alley, measuring 234 feet thereon. Said Lots No. 109 to 113, inclusive, front together 223 feet on the Easterly side of Lelia Avenue, and runs back 102 feet on the Northerly line and 141 feet on the Southerly line to an Alley, measuring 234 feet thereon.

Subject to all conditions, restrictions and easements of previous record; zoning law, and regulations; taxes and assessments; and legal highways and right-of-ways.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said NASHVILLE MANOR, A PARTNERSHIP, the partners of which are DAN F. SANDERS and WILLIAM H. BELL, JR., their heirs and assigns, forever.

AND IT DOES covenant with the said NASHVILLE MANOR, A PARTNERSHIP, the partners of which are DAN F. SANDERS and WILLIAM H. BELL, JR., that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, except as herein provided.

AND IT DOES further covenant and bind itself, and representatives, to warrant and forever defend the said title to said land to the said NASHVILLE MANOR, A PARTNERSHIP, the partners of which are DAN F. SANDERS and WILLIAM H. BELL, JR., their heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 6000 PAGE 825

WITNESS our hand this the 31ST day of JANUARY, 1983.

NASHVILLE PROPERTIES, INC.

Nashville Properties, Inc

BY: James W Ayers

ITS: President

ATTEST

STATE OF TENNESSEE)
)
)
COUNTY OF DAVIDSON)

Before me, C B BUSSEY, personally appeared JAMES W. AYERS AND JAMES M. SMITH, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively, of NASHVILLE PROPERTIES, INC., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal in NASHVILLE, Tennessee, this 31ST day of JANUARY, 1983.

C B BUSSEY
Notary Public
State of Tenn
Davidson County
My Commission Expires Jan. 20, 1985

Notary Public

C B BUSSEY
Notary Public
State of Tenn
Davidson County
My Commission Expires Jan. 20, 1985

My commission expires:

1-20-85

BOOK 6000 PAGE 826

The following affidavit is required to comply with Tennessee Code Annotated §67-4102 Item S (2) (1967) as amended:

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 842,585.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dan F. Sanders
Affiant

Subscribed and sworn to before me this the 31ST day of JANUARY, 1982.

C. B. Bowers
Notary Public

My commission expires: 1-20-85

The following statement is required to comply with Tennessee Code Annotated § 64-2412 (1973):

The future taxes on the described land are to be paid by the said, DAN F. SANDERS and WILLIAM H. BELL, JR. of 1306 KATIE AVE, NASHVILLE, TN. 37207.

RUSH

IDENTIF. REFERENCE

FEB 1 12 31 PM '83

FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN

H 2 8 9 8 7.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6000 PAGE 827

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
			842565.00-	CO
			2190.76	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 2200.26-
			4684A02/01/83 BAL-	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 8 9 8 7

IDENTIF. REFERENCE

FEB 1 12 31 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 926937