FORM NO. WD-1

BOOK 6019 PAGE 518

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Affiant Pres. of American Realty & Inv.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March 1983

Notary Public

MY COMMISSION EXPIRES: 4-20-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Donald R. O'Guin, Sr., 2204 Lebanon Road, Nashville, Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Realty & Invest. Corp. (NAME)	Dobson & Johnson, Inc. (NAME)	84-5
2204 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	63
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (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, Percy J. Jefferson et ux Claudyne Jefferson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Realty and Investment Corporation

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 80-A, on the Plan of the unrecorded plan of Rose Estates, and described according to a survey made by J. L. Murphy, Jr., Surveyor, dated September 21, 1966, as follows:
Beginning at a concrete monument in the westerly margin of Shadow Lane, at the southeast corner of Lot #80 on the Plan of Sec. I, Rose Estates, as of record in Book 3600, page 37, Register's Office; thence with the margin of said Lane, extended southerly along a slight curve, 70 ft. to a concrete monument; and continuing with said lane extended, South 18.14 ft. to a point; thence leaving said Lane, North 68 deg. 08' West 173.17 ft. to a point in the easterly line of Lot # 25; thence with the easterly line of part of Lots 25 & 24 on said plan, N 23 deg. 52' E 85.03 ft. to mounment at the SW corner of Lot #80 on said plan; thence with southerly line of Lot 80, S 69 deg. 12' E 167.2 ft. to the beginning.

Being the same property conveyed to Percy J. Jefferson and wife, Claudyne Jefferson by deed from Frederick B. Rogers and wife, Berthan Lorene Rogers, recorded in Book 5090 Page 957, Registers Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved (XX) improved ( ) property, known as 998 Shadow Lane, Nashville, Davidson County, Tennessee
(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 hands this 11 day of March, 19 83

Percy J. Jefferson

Claudyne Jefferson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Percy J. Jefferson et ux Claudyne Jefferson

the bargainors, 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 Nashville, Tennessee, this 11th day of March - 19 83

Commission expires 4-20-86

Notary Public

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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

WARRANTY DEED

FROM Percy J. Jefferson et ux

TO American Realty & Investment Corp.

H 35595

RUSH

IDENTIF. REFERENCE

MAR 11 3 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6019 PAGE 520

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
			41000.00- CO	
			106.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 113.10-	
			2674A03/11/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 5 9 5.

IDENTIF. REFERENCE T

MAR 11 3 20 PM '63

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934652