ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ben J. Teague	Security Federal S & L Assn.	93-5-4
(NAME) P.O. Box 90792	(NAME) P.O. Box 150809	23
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6046 PAGE 843

For and in consideration of the sum of Ten & 00/100 ($10.00) ---------- DOLLARS paid in cash, and other good and valuable consideration received from the GRANTEES herein; I,

JAMES B. LONGACRE,

have bargained and sold, and by these presents do transfer and convey unto the said BEN J. TEAGUE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 163 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the westerly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 265-1/2 feet, more or less, south of the southerly margin of Church Street, said point being the southeast corner of the property formerly owned by Bransford Realty Company and R. W. Grizzard; thence with the westerly margin of said Avenue southwardly 50 feet to the northeast corner of the property of the Sunday School Board of the Southern Baptist Convention; thence with their northerly line westwardly 165 feet, more or less, to the easterly margin of 9th Avenue North; thence with the same northwardly 50 feet to the southwest corner of said Bransford Realty Company and R. W. Grizzard property; thence with the southerly line of same eastwardly 165 feet, more or less, to the beginning.

Being the same property conveyed to James B. Longacre by deed from Kate Savage Zerfoss, Trustee, of record in Book 5954, page 562, Register's Office for said County.

Said property is conveyed subject to the lien of ad valorem taxes for the year 1983, which have been prorated and assumed by the GRANTEES.

Jo Wells Longacre, spouse of the within grantor, joins herein to convey to the said GRANTEES whatever right, title and interest she may have in said property by virtue of the marital relationship.

unimproved ( )
This is improved (X) property, known as 165-167 Eighth Ave. No. (House Number) (Street)
Nashville, TN 37203 (P. O. Address) (City or Town) (Zip Code)

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.

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 28 day of April, 19 83.

Jo Wells Longacre

James B. Longacre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6046 PAGE 844

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Longacre and wife, Jo Wells Longacre,

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 28th day of April, 1983.

My commission expires Jan. 22, 1984 Notary Public Karen L. Liggett

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (~~whichever is~~ greater) is $ 250,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 28th day of April, 1983.

My commission expires Jan. 22, 1984 Notary Public Karen L. Liggett

This instrument was prepared by:	
John J. Archer, 300 Court Square Bldg., Nashville, Tennessee 37201	
Name	Address

3838 04/29 ~~0334~~ - 0427

WARRANTY DEED

H 4 4 7. 9 7

FROM JAMES B. LONGACRE

IDENTIF. REFERENCE T.

Apr 29 11 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO BEN J. TEAGUE

RUSH

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6046 PAGE 845

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 656.50-	
			3630AD4/29/03 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 4 7.9 7

IDENTIF. REFERENCE

APR 29 11 07 AM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945452