BOOK 6054 PAGE 213

FORM NO. WD-1

H 46978

IDENTIF. REFERENCE

MAY 10 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H & L Enterprises (NAME)	Federated Financial Mortgage Corp. (NAME)	43-1-146
2705 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	4501 Circle 75 Parkway, Suite B-2200 (STREET ADDRESS)	11D-25085
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (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, Carl H. Bean, Jr. d/b/a Music City Investment Enterprises

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. & L. Enterprises, a partnership composed of James L. Hailey, Jr. and Charles E. Linville III

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 Lots Nos. 3 and 4 on the Plan of the resubdivision of Part of Lot "M", W. P. Ready's Subdivision, of record in Book 5190, page 206, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed from Ronald B. Chapman, single, of record in Book 5697, page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on two certain notes executed by the Grantors herein to Federated Financial Mortgage Corporation in the original principal amount of $50,800.00 of record in Book 5509, page 754 and $50,800.00 of record in Book 5509, page 719, Register's Office for Davidson County, Tennessee.

Belinda H. Bean, wife of the above named Carl H. Bean, Jr., hereby joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is unimproved ( ) improved (XX) property, known as 108 and 110 Shannon Avenue, Madison, Tennessee 37115
(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 **hand** s **this** 10th **day of** May, 19 83

Carl H. Bean, Jr.

Belinda H. Bean

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 Carl H. Bean, Jr. and wife, Belinda H. Bean

the bargainor S, 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 10th day of May 1983

Commission expires 4/22/84

Notary Public

NOTARY PUBLIC AT LARGE

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

WARRANTY DEED

FROM
Carl H. Bean, Jr. d/b/a
Music City Investment Enterprises

TO
H & L Enterprises, a partnership

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6054 PAGE 215

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

118000.00- CO
306.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 313.30-
6467AD5/10/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 6 9 7 8

IDENTIF. REFERENCE

MAY 10 2 54 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 947993