THIS INSTRUMENT PREPARED BY
James C. Dale III, Attorney
P.O. Box 2868
Nashville, Tenn. 37219
615/255-7443

WARRANTY DEED

BOOK 6078 PAGE 91

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David Patterson, Jr. and William Bickley	Same	93-15
Thompson McKinnon Securities	(NAME)	104 & 317
19th floor, Suite 1901 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
1 Commerce Place, Nashville, Tenn. 37239 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten Dollars ($10.00)----------
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DOLLARS

and other good and valuable considerations, receipt of all of which is acknowledged, including the assumption of a Deed of Trust Note secured by a Deed of Trust of record in Book 5954, page 443, as amended by instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, in the original principal amount of $85,500.00, the execution and delivery of a Promissory Note for $5,000.00 with interest thereon at 10% per annum, due and payable one year from the date hereof, the execution and delivery of a Promissory Note in the amount of $4,500.00, without interest, due and payable three (3) years from the date hereof, and $5,500.00 cash in hand paid, M & R Enterprises, Inc., a general partnership,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* David Patterson, Jr., and William Bickley, tenants in common, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Land in Davidson County, Tennessee, being the northerly thirty-six and one-half (36-1/2) feet of Lo' No. 11 on the Plan of Irwin's Subdivision, as of record in Book 17, page 615, Register's Office for Davidson County, Tennessee.

Said northerly part of Lot No. 11 fronts thirty-six and one-half (36-1/2) feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines, with the south line of Lot No. 12 on said plan, one hundred eighty-eight (188) feet to an alley, the said common south line of Lot No. 12 and the north line of Lot No. 11, being one hundred twenty-three (123) feet south of the south margin of Carroll Street, excluding the portion of the easterly side of Second Avenue, South, taken by the City of Nashville for the construction of the Lafayette Street Highway.

Also EXCLUDED from the property herein conveyed (but included in the foregoing description) is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways, by deed of record in Book 4290, page 97, Register's Office for said County, which EXCLUDED portion is described as follows:

Beginning at a point in the westerly margin of an alley 118.5 feet, more or less, southerly from the south margin of Carroll Street; thence with said alley South 27 deg. 34 min. East, 38 feet to the northeast corner of Gulf Oil Corporation Property; thence with their northerly line South 63 deg. 20 min. West, 19.2 feet to a point; thence, North 27 deg. 34 min. West, 38 feet to a point; thence North 63 deg. 20 min. East, 19.2 feet to the point of beginning and containing 700 square feet, more or less.

TRACT II:
Land in Davidson County, Tennessee, being parts of Lots Nos. 12 and 14 and all of Lot No. 13 in Irwins Plan of Lots in South Nashville, as of record in Book 17, page 615, Register's Office for said County, more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 100,199.21

Affiant

Subscribed and sworn to before me, this the 17th day of June, 19 83

Notary Public

My commission expires: 1/18/87 (Affix Seal)

Beginning at the intersection of the easterly margin of Second Avenue South, with the southerly margin of Carroll Street, as widened; thence eastwardly with said southerly margin of Carroll Street as widened for a distance of 188 feet, more or less, to intersection with the westerly margin of an alley; thence southwardly with said westerly margin of an alley for a distance of 118-1/2 feet, more or less, to the common corner of Lots Nos. 12 and 11; thence westwardly with the common line of Lots Nos. 12 and 11 for a distance of 184.92 feet, more or less, to intersection with the easterly margin of Second Avenue, South, as widened; thence northwardly with said easterly margin of Second Avenue South as widened for a distance of 119-1/2 feet, more or less, to the point of beginning.

EXCLUDED from the property herein conveyed (but included within the foregoing description, is that portion conveyed to the State of Tennessee for the benefit of the Department of Highways by warranty deed of record in Book 4290, page 94, Register's Office for said County, which excluded portion is described as follows:

Being the north part of Lots 12, 13 and 14 on the Map of Irwin Subdivision, as of record in Book 17, page 615, Reigster's Office for said County.

PARCEL #1: Beginning at a point in the southeast intersection of 2nd Avenue South and Carroll Street; thence eastwardly with said Carroll Street 35 feet to a point; thence South 1 deg. 52 min. East 80.8 feet to the easterly margin of 2nd Avenue South; thence northwardly with the easterly margin of 2nd Avenue South 72.8 feet to the point of beginning.

Parcel #2: Beginning at a point in the southerly margin of Carroll Street, 169.7 feet eastwardly from the southeast corner of the intersection of 2nd Avenue South and Carroll Street; thence eastwardly with the southerly margin of Carroll Street 19.2 feet to the westerly margin of an alley; thence with the westerly margin of said alley South 27 deg. 34 min. East, 118.5 feet to a point; thence South 63 deg. 20 min. West, 19.2 feet to a point; thence North 27 deg. 34 min. West 118.5 feet to the point of beginning. Parcels 1 and 2 contain 3656 square feet, more or less.

There is also hereby conveyed a line extending along the southerly margin of Carroll Street. Beginning at a point in the southerly margin of Carroll Street 35 feet easterly from the southwest corner of 2nd Avenue South and Carroll Street and running North 62 deg. 26 min. East, 134.7 feet to a point.

Being the same property conveyed to M and R Enterprises, Inc., a general partnership, by deed from B & H Properties, Inc., of record in Book 5954, page 439, Register's Office for said County.

~~XXXXX~~ unimproved (X) This is improved (X) property, known as Second Avenue, South, Nashville
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Patterson, Jr., and William Bickley, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a Deed of Trust in the original principal amount of $85,500.00 of record in Book 5954, page 443, Register's Office for Davidson County, Tennessee

And Grantor does ~~do~~ *further covenant and bind* itself, its *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.*

Witness its *hand this* 6th *day of* June, *19*83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David Patterson, Jr.

William Bickley

M & R Enterprises, Inc., a general partnership

Nimrod R. McDade, Jr., Partner

R. Louis Rideout, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Janie Craig, a Notary Public in and for said County and State, the within named Nimrod R. McDade, Jr., and R. Louis Rideout, Jr. with whom I am personally acquainted and who acknowledged themselves to be general partners of M & R Enterprises, Inc., 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 17th day of June, 1983.

Janie Craig, Notary Public.

Commission Expires 1/18/87

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Barbara Frazer, a Notary Public in and for said County and State, the within named David Patterson Jr

the 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 Tn. this 16th day of June, 1983.

Barbara Frazer, Notary Public.

My Commission Expires Jan. 20, 1985

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared..., with whom I am personally acquainted, and who, upon oath, acknowledged...self to be...of the ..., the within named bargainor, a corporation, and that ...he as such..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ...self as...

Witness my hand and seal, at office in ...,
this ... day of ..., 19...

RUSH

FILED FOR RECORD
JUL 12 2 35 PM '83
DAVIDSON COUNTY TN

...
Notary Public

Commission Expires ...

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janie Craig, a Notary public in and for said County and State, the within named William Bickley, the 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 this 17th day of June, 1983.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6078 PAGE 94

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10[illegible].21- CO
[illegible] CO TX
.50 [illegible]
9.00 [illegible]
CHECK 673.02-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

R 5 4 6 7 2

IDENTIF. REFERENCE

JAN 17 2 35 PM '03

REGISTER
DAVIDSON COUNTY, TN

No. 957633