This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6169 PAGE 83

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R & G Realty (NAME)	SAME (NAME)	
420 Marina Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 82-11 Par.156
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Map 82-7 Parcel 539

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

Cash in hand paid by R & G Realty, a General Partnership and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, James E. Ward and wife, Pamela K. Ward

have this day bargained and sold, and do hereby transfer and convey unto the said R & G Realty, a General Partnership

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Two tracts of land in Davidson County, Tennessee described as follows:

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of James E. Ward's Resubdivision of Lots 19 through 30 and part of Lot No. 31 on the plan of W. L. Foster's Second Addition as of record in Book 21, page 49, of record in Book 5200, page 156, Register's Office for said County.

Beginning at a point 200.53 feet south of the southerly margin of Marina Street thence easterly 250.82 feet to a point in the westerly right of way of the L & N Railroad; thence southerly along said right of way 193.67 feet to a point; thence westerly 193.47 feet to a point; thence northerly 163.27 feet to a point; thence easterly 10.04 feet to a point; thence northerly 18.63 feet to the point of beginning.

Being the same property conveyed to Aaron L. Ward by deed from James E. Ward Painting & Drywall, Inc., of record in Book 5876, page 200, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of James E. Ward's resubdivision of Lots 19 thru 30 inclusive and part of Lot 31 on the Plan of W. L. Foster's second addition of record in Plat Book 5200, page 156, Register's Office for Davidson County, Tennessee. (Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

Subscribed and sworn to before me, this the 1st day of November 19 83

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 420 Marina Street (House Number) Nashville, Tennessee (Street) 37207 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 1st day of November 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.

James E. Ward

Pamela K. Ward

CHECK

11/03 #35 50

9940

BOOK 5169 PAGE 84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* James E. Ward and wife, Pamela K. Ward

the within named 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* 1st *day of* November, *19* 83

Mary Ensley *Notary Public*

Commission expires 4/8/84

NOTARY PUBLIC AT LARGE

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* .....

.....*Notary Public*

Commission expires .....

Said Lot No. 13 fronts 320.32' on the southerly side of Marina Street and extends back 200.53' on the westerly side and 200.09' on the easterly side to a line being the common line with lot No. 2 and measuring 250.82' thereon.

Being the same property conveyed to James E. Ward by deed from Robert N. Buchanan, III, of record in Book 5904, page 207, Register's Office for Davidson County, Tennessee.

H 0 4 1 5 2

IDENTIFICATION REFERENCE

NOV 3 0 27 AM '83

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

FROM
James E. Ward, et ux

TO
R & G REalty, A General Partnership

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 5169 PAGE 85

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
			165000.00- CAMT.	
			429.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	435.50-
9940A11/03/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 1 5 2

IDENTIF. REFERENCE

Nov 3 8 27 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990853