[Address New Owners:	[Send Tax Bills to:	[Map-Parcel Nos.
[BBG PROPERTIES	[BBG PROPERTIES	[83-6/241]
[1709 EASTLAND AVENUE	[SAME	[ ]
[NASHVILLE, TN 37206	[	[ ]
[	[	[ ]
[	[	[ ]
[	[	[ ]
[This instrument prepared by:		]
[WHITE & REASOR, 3305 West End Avenue, Nashville, TN 37203		]

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Sixty Three Thousand Nine Hundred Seventy-Seven and 64/100 ($63,977.64) Dollars, of which Two Thousand Six Hundred and no/100 ($2,600) has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged; and,

For the remainder of the purchase price of Sixty Three Thousand Nine Hundred Seventy-Seven and 64/100 ($63,977.64) Dollars, the Grantees herein assume and agree to pay as part of the payment of the purchase price, the existing indebtedness secured by that certain Deed of Trust executed by Clyde Spencer, Jr. and wife Joy O. Spencer to Joseph W. Pitt, Jr., Trustee, dated May 13, 1983, of record in Book 6059, Page 165, Register's Office for Davidson County, Tennessee, secured to First Investment Company, in the original principal amount of Sixty One Thousand Four Hundred and Fifty and no/100 ($61,450.00), and in the existing principal amount of Sixty One Thousand Three Hundred Seventy-Seven and 64/100 ($61,377.64) Dollars,

Clyde Spencer, Jr. and wife Joy O. Spencer, hereinafter called Grantors, have this day bargained and sold, and do hereby transfer and convey unto BBG Properties, a Tennessee Joint Venture, the Grantees, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Olivia Sharpe's Addition of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the northerly side of Eastland Avenue and runs back between parallel lines 175 feet to an alley, improved and known as 1709 Eastland Avenue, Nashville, Tennessee.

BEING the same property conveyed to Clyde Spencer, Jr., by deed of record in Book 5640, Page 920, Register's Office for Davidson County, Tennessee.

540 11/07/83 72.90- CHECK

H 8 4 6 3 5

IDENTIF. T. REFERENCE

Nov 7 8 35 AM '83

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,977.64

Bill J. Hancock
AFFIANT

Subscribed and sworn to before me this 4 day of November, 1983

Barnett B. Sutton Jr.
NOTARY PUBLIC

My Commission Expires: 4-21-85

TO HAVE AND HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, its successors 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 except as herein provided.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 31st day of October, 1983.

"GRANTORS"

BY: Clyde Spencer Jr.
CLYDE SPENCER, JR.

BY: Joy O. Spencer
JOY O. SPENCER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barnett B. Sutton, Jr., a Notary Public of the State and County aforesaid, personally appeared CLYDE SPENCER, JR., AND WIFE JOY O. SPENCER, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of November, 1983.

Barnett B Sutton
NOTARY PUBLIC

My Commission Expires: 4-21-85

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

RECEIVED OF _____

FOR _____

BOOK 6170 PAGE 761

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
			63977.64- CAMT.	
			166.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 172.90-	
0540A	11/07/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 6 3 5

IDENTIF. REFERENCE

NOV 7 8 35 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.991432