This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6221 PAGE 47

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Ted J. Trammell 384 Ash Grove Drive Nashville, Tennessee 37211	SAME	105-14-77

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Tennessee Building Material Association, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Ted J. Trammell ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 15 feet of lot No. 1, all of lots Nos. 2 and 3, and the northerly 20 feet of lot No. 4 of Block 3 on the plan of Yarborough's Subdivision of Woodland, as of record in Book 57, page 155, Register's Office for said County.

Said lots Nos. 2 and 3 and parts of lots Nos. 1 and 4 front together 135 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Tennessee Building Material Association, Inc. by deed from Belcourt Properties, Inc. of record in Book 4895, page 682, Register Office for Davidson County, Tennessee.

Said property is conveyed subject to taxes for the current year, which have been prorated and assumed by the Grantee, matters shown on the recorded plan and 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.

This is improved property, known as 2200 8th Avenue South, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor

01/26 196.30- CHECK

9104

does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of January, 1984, the corporate party having caused its name to be executed by its duly authorized officer.

H 9 9 6 0

IDENTIF. REFERENCE

JAN 26 11 33 AM '84

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

RUSH

TENNESSEE BUILDING MATERIAL ASSOCIATION, INC.

By: R S Owens

Title: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared R.S. Owens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ to be president of the Tennessee Building Material Association, Inc., the within named bargainor, a corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said RS Owens as such president.

Witness my hand and seal, at office in Nashville, Tennessee this 26 day of January, 1984.

Anne M Dale
Notary Public

My Commission Expires: 7-27-86

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $73,000.00

Ted J. Trammell
Affiant

Sworn to and subscribed before me, this 26 day of January, 1984.

Anne M Dale
Notary Public

My Commission Expires:
7-27-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6221 PAGE 49

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
			73000.00- CAMT.	
			189.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.30-
9104A01/26/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 6 0

IDENTIF. REFERENCE

JAN 26 11 33 AM '84

FELIX Z. WILSON, II
DAVIDSON COUNTY TENN.

No. 9443