Fee 46

FORM NO. WD-1

BOOK 6228 PAGE 180

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,750

Gary Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb, 1984.

W. L. Williams
Notary Public

MY COMMISSION EXPIRES: May 1, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Morton B. Howell, Attorney, 400 Court Square Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MGW Group (NAME)	Same (NAME)	104-08-
1612 18th Ave South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	0-6200
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Hundred Twenty-nine Thousand Seven Hundred Fifty and no/100 ($129,750.00) Dollars paid and to be paid by MGW Group, a partnership organized under the laws of the State of Tennessee, hereinafter called Grantee, Morton B. Howell, Jr., Co-Trustee, as Grantor has this day bargained and sold, and does hereby transfer and convey unto the said MGW Group, hereinafter called Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Being the northwest part of Lot No. 58 on the map of O.B. Hayes' plan of large lots called Rokeby, as of record in Book 21, page 87, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 60 feet on the easterly side of 18th Avenue South, and runs back between parallel lines, 157 feet more or less to an alley.

Being the same property conveyed to Merlin D. Peterson and Morton B. Howell, Jr., Co-Trustees, by deed from John C. Walton and wife, Virginia Y. Walton, of record in Book 4562, page 199, Register's Office of said county.

This is improved property known as 1612 18th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereunto belonging to the said Grantee, its successors and assigns forever. Grantor, as trustee, covenants that he is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that same is unencumbered save for taxes for the current year, which have been prorated and assumed by Grantee. And the said Morton B. Howell, Jr., co-trustee, as Grantor, does hereby transfer, assign, and set over to the said Grantee, all of the covenants and warranties contained in the deed to the said trustees from the said John C. Walton and wife, Virginia Y. Walton, hereinabove referred to and does hereby warrant the title to the said Grantee as fully as he is authorized to do as trustee, but not further or otherwise. It is hereby understood between Grantor and Grantees that the improvement upon the property herein conveyed is not new, that it has been inspected by Grantees and their representatives and is found acceptable, and that Grantor makes no representation nor warranties, nor other assurances as to the compliance of the property and its improvement with any applicable building, zoning or other code, but that same is transferred hereby on a "as is" basis, and that by recording this conveyance Grantee expressly acknowledges the foregoing understanding.

WITNESS the hand of the said Morton B. Howell, Jr., as co-trustee, this 16 day of February, 1984.

Morton B. Howell Jr. Co Trustee
MORTON B. HOWELL, JR.
CO-TRUSTEE

02/08 343.72- CHECK

1761

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carole L. Clark, a notary public in and for the said county and state, Morton B. Howell, Jr., as co-trustee so serving pursuant to the provisions of a certain agreement and conveyance in trust of record in Book _____, page _____, Register's Office of Davidson County, Tennessee, and an amendment thereto of record in Book _____, page _____, said Register's Office the within named bargainor, but as co-trustee, nevertheless, with whom I am personally acquainted, and who acknowledged that, as co-trustee, he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1984.

Carole L. Clark
Notary Public

My Commission expires: 7-21-85

NOTARY PUBLIC

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IDENTIF. REFERENCE

FEB 8 9 48 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6228 PAGE 182

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
			129750.00- CAMT.	
			337.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	343.72-
1761	A	02/08/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 1 2

IDENTIF. REFERENCE

FEB 8 9 44 AM '84

REGISTER, TN

No. 12013