FORM NO. WD-1

BOOK 6254 PAGE 551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$40,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF March 1984

Notary Public

MY COMMISSION EXPIRES: 4/22/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.M. Sanford & H. C. Young, Jr. (NAME)	Same (NAME)	Map 105-7
5315 Williamsburg Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. #'s 459 & 462
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15W-04610 15W-04595

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sallie G. Statham and husband Charles J. Statham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R.M. Sanford and H. C. Young, Jr., as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED DESCRIPTION

I 10496

IDENTIF. REFERENCE

MAR 22 10 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Sallie G. Statham and Sally Harlow Statham are one and the same person.

TAXES for 1984 have been pro-rated and assumed by Grantee

This is unimproved (XX) improved ( ) property, known as 1302 - 1308 Fourth Avenue South Nashville, TN
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 22nd day of March, 1984

Sallie G. Statham

Sallie G. Statham

Charles J. Statham

215 ... 03/22 113.50 CHECK

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned [illegible], a Notary Public in and for said County and State, the within named Sallie G. Statham and Charles J. Statham

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 20th day of March 19 84

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Sallie G. Statham and husband

Charles J. Statham

TO

R.M. Sanford and H. C. Young, Jr.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

DESCRIPTION

TRACT I: Fronting 60.0 feet on Fourth Avenue South - 105-7-462

LAND lying in Davidson County, Tennessee, on the easterly side of Fourth Avenue South, and being the southerly 60 feet of the property conveyed to H. B. Gray, Sr. by deed from R. L. Rains recorded in Book 236, page 8, said Register's Office and further described according to a survey by Wm. Robert Seigenthaler, Tennessee Licensed Surveyor No. 177, dated March 12, 1984 described as follows:

BEGINNING at an iron pin in the easterly margin of Fourth Avenue South, said point being N35°00'W 121.00 feet from the center line of fifty foot wide street, Gray Street, now closed by Metropolitan Nashville Ordinance No. 081-497, said beginning point is also the northwest corner of the property conveyed to J. O. Maddux by deed of record in Book 5476, page 862, said Register's Office; thence with the easterly margin of Fourth Avenue South, N35°00'W 60.0 feet to an iron pin being the northwest corner of the herein described property, and being the southwest corner of the 61.0 foot lot conveyed to Maggie Gertrude Scott and husband, J. W. Scott by Will of her father H. B. Gray, Sr. of record in Will Book 39, page 374, County Court Clerk's Office for said County; thence with the southerly line of 61.0 foot lot N55°07'E 159.22 feet to an iron pin being the northeast corner of the herein described property and being in the southerly margin of the right-of-way of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad); thence running with the southerly margin of said railroad right-of-way, parallel with and 100.00 feet southerly from the center line of the middle track, S53°51'30"E 63.45 feet to an iron pin being the southeast corner of the herein described property, and being in the northerly line of Tract III of the property conveyed to J. O. Maddux by deed from Walter G. Knestrick and wife, Anne Knestrick, of record in Book 5476, page 862, said Register's Office; thence with Maddux's north line S55°07'W 179.73 feet to the point of beginning, and containing 10,160 sq. ft. (or 0.233 acre)

BEING the same property conveyed to Sallie G. Statham by deed from Gertrude N. Jones of record in Book 5036, page 133, Register's Office for Davidson County, Tennessee.

TRACT II: Fronting 83.0 feet on Fourth Avenue South - 105-7-459

LAND lying in Davidson County, Tennessee, on the easterly margin of Fourth Avenue South and on the southwesterly margin of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad) right-of-way, and being described according to a survey by Wm. Robert Seigenthaler, Tennessee Licensed Surveyor Number 177, dated March 12, 1984, described as follows:

BEGINNING at an iron pin in the east margin of Fourth Avenue South (formerly Cherry Street), said beginning point being located N35°00'W 226.40 feet and N31°18'30" W 86.60 feet from the center line of a fifty foot wide street, Gray Street, now closed by Metropolitan Nashville City Ordinance Number 081-497, said beginning point being the northwest corner of a triangle of land conveyed by deed to J.R.&M. Company of record in Book 5952, page 205, said Register's Office; thence with said east margin of Fourth Avenue South N31°18'30"W 83.00 feet to an iron pin, the northwest corner of the herein described lot and the southwest corner of the property conveyed to H.C.Young, Jr. of record in Book 5247, page 401, said Register's Office and also conveyed to R. M. Sanford in Book 4479, page 881, said Register's Office; thence with the south line of Young and Sanford's property N58°41'30"E 76.72 feet to an iron pin, the northeast corner of the herein described property and being in the southerly margin of the right-of-way of the Seaboard System Railroad (formerly the Louisville & Nashville Railroad, and the Nashville Chattanooga & St. Louis Railroad); thence running parallel with and 100.0 feet south of the center line of the middle track of said railroad, S53°51'30"E 89.87 feet to an iron pin being the southeast corner of the hereinafter described property, and being in the south line of the property conveyed to H. B. Gray, Sr. from J. S. Robinson and Alice R. Robinson by deed of record in Book 139, page 401, said Register's Office, and being in the north line of the property conveyed to H. B. Gray, Sr. from R. L. Rains by deed of record in Book 236, page 8, said Register's Office; thence S58°41'30"W 111.18 feet to the point of beginning, and containing 7,795 sq. ft. (or 0.179 acre)

BEING the same property conveyed to Sallie Harlow Statham by deed from Harrington Harlow of record in Book 4994, page 588, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 113.50-
2151A03/22/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1 0 4 9 6

IDENTIF. REFERENCE

Mar 22 10 31 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 22103