B0421

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $86,000.00

Subscribed and sworn to before me, this the 18th day of

April 19 84

My commission expires: January 19, 1986
(Affix Seal)

Affiant

Notary Public Brent A. Campbell

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE OF TENNESSEE, INC. BOOK 6275 PAGE 288
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
R. G. - 1984 Associates Ltd.	same
211 Printer's Alley Bldg.	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37201	
CITY STATE ZIP	CITY STATE ZIP

MAP NO. (3) 093-11-0 13W 07450 PARCEL NO. 155.00 (2) 093-11-0 13W 07445
(1) 093-11-0 13W 07440 157.00
246.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KMA, INC.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

R. G. - 1984 ASSOCIATES LTD.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

" SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF "

FILED FOR RECORD
APR 20 2 50 PM 1984
DAVIDSON COUNTY, TN
REGISTER

TO RETURN REFERENCE

11695 8

CHECK

THIS IS X IMPROVED PROPERTY KNOWN AS 703, 705 and 707 Second Avenue South, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

04/20 233.10-

Witness hand this 18th day of April 1984

Robert J. Jennings, President

ROBERT J. JENNINGS, President KMA, Inc.

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BOOK 6275 PAGE 289

State of Tennessee
County of Davidson

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

STATE OF TENNESSEE
Davidson County

Before me, J. Phillip Jones, a Notary Public within and for the state and county aforesaid, personally appeared Robert J. Jennings with whom I am personally acquainted and upon his oath acknowledged himself to be the President of KMA, Inc., a corporation, the within named bargainor, 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 KMA, Inc., by the said Robert J. Jennings as such President.

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

Witness my hand and official seal at office at Nashville, Tennessee, on this 18th day of April 1984.

J. Phillip Jones

My Commission Expires:
Nov. 1, 1987

TRACT I:
Being part of Lot No. 5 in Campbell's Addition to South Nashville, as of record in Book "U", pages 682 and 683, Register's Office for said County according to a survey made by Norris H. Hickerson, Surveyor, October 4, 1952.

Said part of Lot No. 5 fronts 45 feet on the westerly side of Second Avenue South and runs back between lines with the southerly margin of Elm Street, 143.5 feet to an alley, measuring 44 feet thereon.

TRACT II:
Being the northerly 29 feet of Lot No. 6 on the Campbell's South Nashville Plan of Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said part of Lot No. 6 fronts 29 feet on the westerly side of Second Avenue South and runs back between parallel lines 143 1/2 feet to an alley.

Being the same property conveyed to KMA, Inc., by deed from Robert J. Jennings, a single person, of record in Book 6016, page 334, Register's Office for Davidson County, Tennessee.

TRACT III:
Being the southerly 31 feet of Lot No. 6 on Campbell's South Nashville Plan of Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said part of Lot No. 6 fronts 31 feet on the westerly side of Second Avenue South, formerly Market Street, and runs back between parallel lines 143 1/2 feet to an alley.

Being the same property conveyed to KMA, Inc., by deed from United Southern Bank of Nashville, formerly United American Bank of Nashville, of record in Book 6016, page 331, Register's Office for Davidson

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6275 PAGE 291

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

86000.00- CAMT.
223.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 233.10-
03294 04/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

REFERENCE
Apr 20 2 55 PM '84

No. 30036