This Instrument Prepared By:

INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

WARRANTY DEED

New Owner:	Send Tax Bill To:	Map & Parcel:
Billy Joe Long 1213 Eighth Avenue South Nashville, TN 37203	Same	Map 105-6 Par. 40, 42, 43

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, PROPERTIES INVESTMENT COMPANY, a Tennessee general partnership (formerly known as Lee & Lee Investment Company), as GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto BILLY JOE LONG, as GRANTEE, his heirs, representatives, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being parts of lots 4, 5, 6 and 7, and part of an alley adjoining said lots on the plan of Mrs. Elizabeth Fall's Plan as recorded in plat book 161, page 58, Register's Office for Davidson County, more particularly described as follows:
>
> Beginning at an iron pin in the west right of way of 8th Avenue South, said pin being 30.19 feet northerly from the northwest intersection of said 8th Ave. and Vernon Avenue; thence in a southwesterly direction, along a curve to the right having a radius of 25 feet, 43.95 feet to a point in the north right of way of Vernon Avenue; thence continuing with the right of way of Vernon Ave. N 85° 01' 34" W, 132.75 feet to a point; thence along a curve to the right having a radius of 20 feet, 27.67 feet to a point in the east right of way of Metro alley no. 655 (relocated); thence continuing with said alley N 5° 46' 17" W, 106.06 feet to a point; thence S 81° 34' 22" E, 181.84 feet to a point in the aforesaid right of way of 8th Ave.; thence continuing with said right of way S 5° 46' 19" E, 81.29 feet to the point of beginning and containing 20,377 square feet, more or less.
>
> This conveyance is made subject to all easements or restrictions shown on the Plan of Maloney Subdivision of record in Book 6050, Page 36, Register's Office for Davidson County; easements retained by Metropolitan

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Government in Ordinance No. 71-1463; restrictions of record in Book 4220, Page 723, said Register's Office; to all other easements and matters of public record; and to taxes for 1984.

Being part of the same property conveyed to Lee & Lee Investment Company by deed from the Metropolitan Development and Housing Agency of record in Book _____, Page _____, Register's Office, Davidson County, Tennessee, and by deed from Robert L. Fields and wife, Barbara B. Fields, of record in Book 4399, Page 888, Register's Office, Davidson County, Tennessee. Being the same property conveyed to the GRANTOR by Lee & Lee Investment Company by Quitclaim Deed of record in Book _____, Page _____, said Register's Office.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his successors and assigns forever. The GRANTOR covenants with the 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 except as herein set out. The GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the GRANTEE, his heirs, representatives, and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 the hands of GRANTOR's duly authorized partners this 2nd day of April, 1984.

PROPERTIES INVESTMENT COMPANY

By: _____
Donald L. Maloney, Partner

By: _____
Albert B. Maloney, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6282 PAGE 786

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald L. Maloney and Albert B. Maloney with whom I am personally acquainted, and who upon oath, acknowledged themselves to be Partners in Properties Investment Company, the within named bargainor, a partnership, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by themselves as such Partners.

WITNESS my hand and seal at office this 2nd day of April, 1984.

Evanne Nehlig
Notary Public

EVANNE NEHLIG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $100,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed to before me this the 2nd day of April, 1984.

Evanne Nehlig
Notary Public

EVANNE NEHLIG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/20/85.

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IDENTIF. REFERENCE

MAY 1 3 43 PM '84

FELIX Z. ALCOCK II, REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6282 PAGE 787

RECEIVED OF _____

FOR _____

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
			100000.00- CAMT.	
			260.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	269.50-
2954A05/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:9 17 3

IDENTIF. REFERENCE

MAY 1 3 44 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 32582