ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOE TAYLOR (NAME)	SAME (NAME)	81-15
2501 NORTH 16TH AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl 332 & 329 Jo
NASHVILLE, TN. 37206 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6285 PAGE 51

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, I,

DWAYNE W. BAILEY AND DWAYNE W. BAILEY D/B/A B & W REAL ESTATE INVESTMENTS, HEREINAFTER NAMED THE GRANTOR

*THE TOTAL AMOUNT OF ALL EXISTING ENCUMBRANCES, EXCEPT FOR THAT TO DWAYNE W. BAILEY IN THE AMOUNT OF $4,000.00, IS $20,439.40 AND ARE OF RECORD IN BOOK 5292, PAGE 436, BOOK 5582, PAGE 441, BOOK 5655, PAGE 372, BOOK 5292, PAGE 431 AND BOOK 5582, PAGE 447, SAID REGISTER'S OFFICE.

have bargained and sold, and by these presents do transfer and convey unto the said PEGGY BARNETT AND JOE TAYLOR D/B/A P & J ENTERPRISES

the GRANTEES herein, their 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 LOT NO. 27 IN THE BRANSFORD REALTY COMPANY'S RE-SUBDIVISION OF PART OF MANLOVE SUBDIVISION, THE PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 35 FEET ON THE NORTHERLY SIDE OF THOMPSON STREET AND EXTENDS BACK IN A NORTHERLY DIRECTION BETWEEN PARALLEL LINES 142 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO B & W REAL ESTATE INVESTMENTS BY DEED FROM HAL E. WILSON, JR., INDIVIDUALLY AND AS TRUSTEE AND WIFE, MARTHA F. WILSON, AS OF RECORD IN BOOK 5655, PAGE 372, SAID REGISTER'S OFFICE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 IN THE BRANSFORD REALTY'S RE-SUBDIVISION OF PART OF THE MANLOVE ADDITION, A PLAN OF WHICH IS OF RECORD IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 28 FRONTS 40 FEET ON THE NORTH SIDE OF THOMPSON STREET AND EXTENDS BACK NORTHERLY BETWEEN PARALLEL LINES 142 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DWAYNE W. BAILEY BY DEED FROM HAL E. WILSON, JR. INDIVIDUALLY AND AS TRUSTEE AND WIFE, MARTHA F. WILSON, AS OF RECORD IN BOOK 5640, PAGE 630, SAID REGISTER'S OFFICE.

FOR THE PURPOSES OF THIS INSTRUMENT EDITH A. BAILEY JOINS IN THIS CONVEYANCE TO CONVEY ANY INTEREST SHE MAY HAVE TO SAID PROPERTY.

*

unimproved ( )
This is improved (X) property, known as 1706 KNOWLES STREET & 1704 KNOWLES STREET (House Number) (Street)
NASHVILLE, TENNESSEE 37208
(P. O. Address) (City or Town) (Zip Code)

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.** except for 1984 taxes which have been prorated & credited to the Grantee.

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 our hands this 5 day of APRIL, 19 84

X Dwayne W. Bailey
DWAYNE W. BAILEY

X Dwayne W. Bailey DBA
DWAYNE W. BAILEY D/B/A B & W
B & W Real Estate Investments
REAL ESTATE INVESTMENTS

X Edith A. Bailey
EDITH A. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6285 PAGE 52

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DWAYNE W. BAILEY AND DWAYNE W. BAILEY D/B/A B & W REAL ESTATE INVESTMENTS

the bargainor ____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 5th day of APRIL, 19 84.

My commission expires 4-21-85 Notary Public Connie W. Cook

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,438.40
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Sharon B. Mauk

Sworn to and subscribed before me this 1 day of ~~APRIL~~ MAY, 19 84.

My commission expires 10-21-84 Notary Public Kellie T. Linton

This instrument was prepared by:
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
Name Address

WARRANTY DEED

FROM DWAYNE W. BAILEY & DWAYNE W. BAILEY D/B/A B & W REAL ESTATE

TO W. BAILEY D/B/A B & W REAL ESTATE

IDENTIF. REFERENCE

JOE TAYLOR D/B/A P & J PROPERTIES

I 19843

MAY 3 10 08 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAIL TO:
W. G. TRABER
P.O. Box 140255
NASHVILLE, TENN. 37214

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

RECEIVED OF _____

FOR BOOK 6285 PAGE 53

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
			24435.40- CAMT.	
			63.44 CSTAX	
			.50 PRFEE	
			6.00 ADDED	
			CHECK	63.94-
3741405/03/84			CHL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I S 8 4 3

IDENTIF. REFERENCE

MAY 3 3 18 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33346