B04 37

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & S Enterprises (NAME)	SAME (NAME)	91-14-179
1210 Murfreesboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	$304 888

For and in Consideration of the sum of Sixty-One Thousand Two Hundred Fifty ($61,250) ***DOLLARS*** cash in hand paid, the receipt of which is hereby acknowledged, Marshall L. Daugherty and wife, Robbie W. Daugherty (the "Grantors"),

_____, ***have bargained and sold, and by these presents do transfer and convey unto the said*** T & S Enterprises, a partnership composed of Thomas B. Ruffin and William C. Ruffin, III ("Grantee"), its successors and assigns ~~heirs and assigns~~, ***a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

Being parts of lots Nos. 16 and 17 on the map of C. C. Vernon's Farm in the 8th Civil District of Davidson County, Tennessee, which plan is of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.

Said parts of said lots are more fully described as follows: Beginning in the east margin of Knox Avenue, now White Bridge Road, 164 feet northwardly from the north margin of Lenox Street; thence along the easterly margin of said Knox Avenue northwardly 113 feet to the southerly margin of an alley (alley no. 1524); thence at right angles and eastwardly along the southerly margin of said alley 113 feet to the westerly margin of an alley; thence southwardly along the westerly boundary of the last named alley 113 feet to a point in the northerly margin of another alley; thence at right angles and westwardly along the northerly margin of said last named alley 113 feet to the easterly margin of Knox Avenue, now White Bridge Road, the beginning point.

Included in the foregoing, but expressly excluded herefrom, is the following tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee by Marshall L. Daugherty and wife, Robbie W. Daugherty, by deed of record in Book 4999, page 547, said Register's Office.

Being part of Lot Nos. 16 and 17 on the Map of C. C. Vernon's Farm, of record in Book 161, Page 164, said Register's Office, and described as follows:

Beginning in the easterly margin of Knox Avenue, now White Bridge Road, 164 feet northwardly from the northerly margin of Lenox Avenue; thence along the easterly margin of Knox Avenue, N 20° 37' 19" W, 113 feet to the southerly margin of an alley (alley no. 1524); thence at right angles and eastwardly along the southerly margin of said alley 64.2 feet to the easterly margin of Briley Parkway; thence along the easterly margin of Briley Parkway, S 5° 01' 20" E, 106.6 feet to the beginning of a curve with a radius of 5,775.58 feet; thence southwardly along said curve and continuing with the easterly margin of Briley Parkway, a distance of 10.9 feet to a point on the northerly margin of another alley; thence westwardly along the northerly margin of said alley, parallel to and 113 feet from the first alley, a distance of 32.6 feet to the point of beginning on the easterly margin of Knox Avenue, and containing .126 acres.

05/31 153.35

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Being a part of the same property conveyed to Marshall L. Daugherty and wife, Robbie W. Daugherty, by deed from Clayton Myatt Holland and wife, Mary Louise Watts Holland, of record in Book 1815, Page 384, Register's Office for Davidson County, Tennessee.

Grantors have also bargained and sold and do hereby transfer and convey to Grantee, its successors and assigns, all of their right, title, and interest in and to two alleys closed by the Metropolitan Council Ordinance 84-264, the first of said alleys running from White Bridge Road to Orlando Avenue generally parallel to Lenox Avenue between Lenox Avenue and alley no. 1524, and the second of said alleys running generally parallel to Orlando Avenue and northwardly from the alley first described to alley no. 1524.

This conveyance is expressly subject to:

1. 1984 real property taxes, which have been prorated and are assumed by the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,250.00

Subscribed and sworn to before me, this the 30th day of May, 19 84

My commission expires: 4-17-88

(Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, ~~heirs and assigns~~ *forever.*

And Grantors *do covenant with the said* Grantee, its successors and assigns, *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors and assigns ~~heirs and assigns~~ *against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates indicated in the acknowledgments below, to make this conveyance effective the 30th day of May, 1984.

Marshall L. Daugherty

Robbie W. Daugherty

I 25883

IDENTIF. REFERENCE

MAY 31 4 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Marshall L. Daugherty, the within named 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, at office, this 24th day of May, 1984.

Notary Public

My Commission Expires:
10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robbie W. Daugherty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 1984.

Notary Public

My Commission Expires:
10-20-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6304 PAGE 831

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
			61250.00- DMT.	
			159.12 DSTAX	
			.50 [illegible]	
			9.00 [illegible]	
			CHECK 159.62-	
1138A05/31/84			CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

125883

IDENTIF. REFERENCE

MAY 31 4 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0040541