This instrument prepared by: Glendon M. Fisher, Jr., Atty.
434 - 100 Oaks Office Tower
719 Thompson Lane
Nashville, Tennessee 37204

WARRANTY DEED

BOOK 5379 PAGE 307

Address New Owner:	Send Tax Bills to:	Map-Par Nos.
Noel Enterprises, Ltd % Lee F. Noel 23rd Floor First American Center Nashville, TN 37238	Owner	104-6 Par. 240

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid by Noel Enterprises Ltd, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration, the said Noel Enterprises, Ltd has assumed and agrees to pay the unpaid balance of a Vendor's Lien Note in the original principal sum of $70,000.00, retained in the deed from L. D. Wiener, et ux, et al, to Oscar T. Nelson, Jr., of record in Book 5701, page 73, Register's Office for Davidson County, Tennessee, I

OSCAR T. NELSON, JR., unmarried,

have this day bargained and sold, and by these presents do transfer and convey unto the said

NOEL ENTERPRISES, LTD, a partnership,

its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 57 and the easterly 12 feet of Lot No. 56 on Bransford Realty Company's West End Avenue Plan, as of record in Book 332, page 15, Register's Office for said County.
>
> Said Lot No. 57 and part of Lot No. 56 adjoin and front together 85 feet on the northwesterly side of Vanderbilt Place, formerly Beech Street, and extend back in a northwesterly direction between parallel lines and along the southwesterly margin of Thirty-First Avenue South, 150 feet to an alley.
>
> Being the same property conveyed to Oscar T. Nelson, Jr., by deed from L. D. Wiener and wife, et al, of record in Book 5701, page 73, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Noel Enterprises, Ltd, its successors and assigns forever.

09/11 339.00- CHECK

3548

And I do covenant with the said Noel Enterprises, Ltd that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered, except as stated hereinabove.

And I, the said Oscar T. Nelson, Jr., do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Noel Enterprises, Ltd, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11th day of September, 1984.

Oscar T. Nelson, Jr.

FELIX E. DAVIDSON REGISTER DAVIDSON COUNTY, TN
REC'D FOR REC'D 11 SEP 84 10H 10M
IDENTIFICATION
1:4869

RUSH

State of Tennessee)
County of Davidson)

Personally appeared , before me, the undersigned, a Notary Public in and for said County and State, the within named Oscar T. Nelson, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 1984.

Patty J. Welch
Notary Public

My commission expires: 1-19-86

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $127,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 1984.

Patty J. Welch
Notary Public

My commission expires: 1-19-86

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

OFFICIAL RECEIPT

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

BOOK 6379 PAGE 309

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

127500.00- CAMT.
331.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 338.00-
954BA09/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 48981

IDENTIF. REFERENCE

SEP 11 3 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068106