FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF SEPTEMBER, 1984

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RESIDENTIAL PARTNERS 4, LTD. (NAME)	S A M E (NAME)	103-4
51 Lindsley Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 338-339
Nashville (CITY) Tn. (STATE) 37210 (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, L. FRANK EMERSON and wife, CANDACE BALL EMERSON and JOHN ALEXANDER BALL and wife, JOYCE FOX BALL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RESIDENTIAL PARTNERS 4, LTD., a Tennessee Limited Partnership,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 107 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

SAID Part of Lot No.107 fronts 50 feet on the southerly side of Media Avenue and runs back 138.8 feet, more or less, on the westerly line and 138.5 feet on the easterly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to L. Frank Emerson and wife, Candace Ball Emerson and John Alexander Ball and wife, Joyce Fox Ball, of record in Book 5641, page 779, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being the westerly one half of Lot No. 107 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

SAID part of Lot No. 107 fronts 50 feet on the southerly side of Media Avenue and runs back 138.8 feet, more or less, on the easterly line and 139.1 feet on the westerly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to L. Frank Emerson and wife, Candace Ball Emerson and John Alexander Ball and wife, Joyce Fox Ball by deed from Roy T. Alexander and wife, Christine Alexander of record in Book 5641, page 785, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4107 and 4109 Media Street, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 10th day of September 19 84

L. Frank Emerson by Joyce Fox Ball Attorney in fact — John Alexander Ball
L. FRANK EMERSON — JOHN ALEXANDER BALL

Candace Ball Emerson by Joyce Fox Ball Attorney in fact — Joyce Fox Ball
CANDACE BALL EMERSON — JOYCE FOX BALL

1271

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN ALEXANDER BALL and wife, JOYCE FOX BALL,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of September 1984.

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mark D. Mazer, a Notary Public within and for the State and County aforesaid, personally appeared Joyce Fox Ball and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Attorney-in-Fact and _____ respectively of the L. FRANK EMERSON ET UX CALDARE BALL EMERSON the within named bargainor, a ~~corporation~~, and that (he) (they) as such Attorney-in-Fact and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ by the said Joyce Fox Ball as such Attorney-in-Fact, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tn. on this the 24th day of Sept. 1984

My commission expires 10/19/86

Notary Public

WARRANTY DEED

FROM

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

1503.69

IDENTIFICATION REFERENCE

SEP 10 10 59 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

79500.00- CAMT
206.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 213.20-
1271A09/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 0 3 6 9

IDENTIF. REFERENCE

SEP 18 10 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0069778