FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,900.00

M. Glenn Roseberry Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November 1984.

Notary Public

MY COMMISSION EXPIRES: 4/12/88

(AFFIX SEAL)

BOOK 6435 PAGE 7

THIS INSTRUMENT WAS PREPARED BY

Langford, Switzer & King Attorneys at Law 2200 Hillsboro Road, Suite 400 Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Scott Simms, et al (NAME)	M. Glenn Roseberry, Jr. (NAME)	Map 83-1
1110 Granada Street (STREET ADDRESS OR ROUTE NUMBER)	843 Forest Glen (STREET ADDRESS)	Parcel 397
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	#27W-20155

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, RENOVATORS, II, a Partnership, and composed of Michael L. Taylor and Stephen L. Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Scott Simms, M. Glenn Roseberry, Jr. and Steven P. Happ as Tenants in Common

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 Lot No. 42 on the Plan of J.B. Hancock's East End Addition, of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to RENOVATORS,II, a Partnership, and composed of Michael L. Taylor and Stephen L. Reed, by deed from James F. Maxwell and wife, Glenna M. Maxwell, of record in Book 6027, Page 750, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations building restrictions and setback lines, if any, and easements and rights-of-way for public utilties applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantee herein, assumes and agrees to pay the unpaid balance owing on a certain note executed by the Grantors herein to Eagle Mortgage and Investment Company with an approximate principal balance of $33,500.00 of record in Book 6131, Page 875, Register's Office for Davidson County, Tennessee.

11/29 105.04 CHECK

This is unimproved ( ) improved (X) property, known as 1110 Granada Avenue (House Number) Nashville, Tennessee (Street) 37206 (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 hand s this 27th day of November, 19 84

574

Michael L. Taylor
Renovators, II
BY: MICHAEL L. TAYLOR

Stephen L. Reed
Renovators, II
BY: STEPHEN L. REED

STATE OF TENNESSEE
Davidson County

BOOK 6435 PAGE 8

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Kenneth M Switzer, a Notary Public within and for the State and County aforesaid, personally appeared Michael L. Taylor and Stephen L. Reed (his ~~xxxx~~ oath) ~~xxxxxx~~ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the partners ~~xxx~~ and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ respectively of the Renovators II a partnership the within named bargainor, a ~~xxxxxxxxxx~~ and that ~~(he~~ (they)) as such partners ~~xxx~~ and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ partnership by the said Michael L. Taylor & Stephen L. Reed as such partners, ~~and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxx~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of November, 19 84.

My commission expires 4/21/85

Kenneth M Switzer
Notary Public

KENNETH M. SWITZER NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

RENOVATORS, II a partnership of

Michael L. Taylor and Stephen L. Reed

TO

R. SCOTT SIMMS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

I 6 6 3 1 6

IDENTIF. REFERENCE

Nov 28 2 39 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6435 PAGE 9

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

37900.00- CAMT.
98.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.04-
057A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 3 1 6

IDENTIF. REFERENCE

Nov 28 2 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0088528