Mail This Instrument prepared by
Charles W. Dunn
P.O. Box 90362
Nashville, TN 37209

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles W. Dunn & David A. Harrington	Same	11W/78410
(NAME)	(NAME)	92-9-258
5640 Stoneway Trail	Same	and
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11W/78415
Nashville, TN 37209		92-9-259
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Two Thousand Five Hundred & No/100 ----------
($2,500.00) *Dollars,*
the receipt of which is hereby acknowledged, the undersigned, CARL H. BEAN, JR., D/B/A MUSIC CITY INVESTMENT ENTERPRISES, and wife BELINDA H. BEAN., ----------

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have this day bargained and sold, and do hereby transfer and convey unto the said Charles W. Dunn and David A. Harrington, as tenants in common without right of survivorship, *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows Being Lots Nos. 107 and 108 in Subdivision of the W. R. Wilson tract, a plan of which is of record in Book 332, page 161, Register's Office for Davidson County, Tennessee. Said Lots Nos. 107 and 108 front 50 feet each on the west side of 35th Avenue, North, formerly Remy Street, and run back between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises, by decrees of the Chancery Court, Part I, Davidson County, Tennessee, entered February 4, 1981, in Tax Minute Book 20 at pages 27 and 30, which are of record in Book 6004, at pages 17 and 11, respectively, in the Register's Office for Davidson County, Tennessee, to which reference is here made.

Belinda H. Bean, wife of Carl H. Bean, Jr., executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Carl H. Bean, Jr., and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 11 th day of January, 1985

Affiant

My commission expires 07/21/85 (Affix Seal)

Notary Public

This is improved unimproved property, known as 409 & 411 35th Ave., N., Nashville, TN 37209 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. , except for 1984 real property taxes & that certain Installment Deed, of record in Book 5040, page 512, R.O.D.C., Tenn.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 10th *day of* January, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Belinda H. Bean
BELINDA H. BEAN

Carl H. Bean Jr.
CARL H. BEAN, JR., D/B/A MUSIC CITY INVESTMENT ENTERPRISES

01/11 19.5

2778

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles W. Dunn, *a Notary Public in and for said County and State,* Carl H. Bean, Jr., d/b/a Music City Investment Enterprises, and wife, Belinda H. Bean

*the within named bargainor*s, *with whom I am personally acquainted,* (or proved to me on the basis of satisfactory evidence) *and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 10th *day of* ~~December~~ January, *19*85.

Charles W Dunn
Notary Public

Commission expires 7/21/85

CHARLES W. DUNN * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

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

..... *Notary Public*

Commission expires.....

WARRANTY DEED

FROM
Carl H. Bean, Jr., d/b/a Music City Investment Enterprises
TO
Charles W. Dunn and David A. Harrington

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JAN 11 8 36 AM '85

IDENTIF. REFERENCE

I-7.6 | 3.4 |

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

5000.00- CAMT.
13.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 19.50-
2778A01/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 1 3 4

IDENTIF. REFERENCE

JAN 11 8 36 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100414