ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
REDBUD PROPERTIES	SAME	104-1-422 104-1-423
(NAME) P.O. Box 150685	(NAME)	104-1-424 104-1-425
(STREET ADDRESS OR ROUTE NUMBER) NASH TN 37215	(STREET ADDRESS)	104-1-426 104-1-427
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6497 PAGE 313

For and in consideration of the sum of

Ten ($10) DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we J & B PROPERTIES, a Partnership composed of JOHN J. MADDEN and WILLIAM R. HOSTETTLER

have bargained and sold, and by these presents do transfer and convey unto the said a Partnership composed of JOHN J. MADDEN, JOHN GUIDER and WILLIAM R. HOSTETTLER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, and being bounded on the east by 38th Avenue, North, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of 38th Avenue, North, at a point S 2 deg. 06' W 382.6 feet from the southerly margin of Dakota Avenue; thence, along said westerly margin of 38th Avenue, North, S 2 deg. 06' W 231.0 feet to a point; thence, with a curve to the right, having a radius of 4749.5 feet and a central angle of 1 deg. 12', a distance of 99.47 feet to a spike; thence, leaving said westerly margin, N 86 deg. 32' W 84.3 feet to a point; thence, N 77 deg. 16' W 51.2 feet to a point; thence, N 89 deg. 26' W 64.5 feet to a point; thence, N 2 deg. 06' E 306.7 feet to a point; thence, S 87 deg. 54' E 95.0 feet to a point; thence, N 2 deg. 06' E 14.0 feet to a point; thence, S 87 deg. 54'E 105.0 feet to the point of beginning, containing 1.46 acres, more or less.

BEING the same property conveyed to J & B PROPERTIES, a Partnership composed of JOHN J. MADDEN and WILLIAM R. HOSTETTLER by deed from IRVING B. ROSENBLUM, Trustee, of record in Book 6163, page 853, 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 utilities applicable to this property.

This is unimproved ( ) improved (X) property, known as 263-273 38th Avenue, North Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 21st day of February, 1985.

John J. Madden, partner

William R. Hostettler, partner

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Frank J Hostettler Sr., a Notary Public in and for said County and State, the within named John J. Madden and William R. Hostettler

the bargainor S, 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 21st day of February, 1985.

My commission expires 7-18-87 Notary Public Frank J Hostettler Sr.

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 21 day of February, 19 85.

My commission expires 7-18-87 Notary Public Frank J Hostettler Sr.

This instrument was prepared by:
Woods, Bryan, Woods & Watson, A Professional Law Association, 121 17th Avenue South
Nashville, TN 37203

Name | Address

3102 WARRANTY DEED CHECK

FROM John J. Madden and

TO William R. Hostettler

1:8:4:7:12

IDENTIF. REFERENCE

FEB 21 3 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
3102A02/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 7 1 2

IDENTIF. REFERENCE

FEB 21 3 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110449