FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 10/19/86

(AFFIX SEAL)

BOOK 6497 PAGE 762

THIS INSTRUMENT WAS PREPARED BY DAVID W. McMACKIN, McMACKIN, GARFINKLE & McLEMORE, 219 Fifth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & W Investments (NAME)	Same (NAME)	81-15-578
P. O. Box 121 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2W23696
Brentwood, TN 37027 (CITY) (STATE) (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, Henry L. Davis and wife, Magnolia Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & W Investments, a partnership comprised of Alex Bonner and Jim Woolems,

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:

BEING Lot No. 43 in J. M. and Thomas J. Harding's Addition to Nashville, as of record in Book 21, page 81, Register's Office for said County.

SAID Lot No. 43 fronts 53 feet on the northerly side of Jefferson Street, and extends back between parallel lines, 150 feet to an alley, including but excluding the following described property conveyed to the State of Tennessee by deed of record in Book 4170, page 361, said Register's Office; Beginning at a point in the southerly margin of an alley, said point being the common corner of Lots 43 and 44, J. M. and T. J. Harding's Subdivision, in Book 21, page 81; thence with the southerly margin of said alley and the northerly boundary of said Lot 43, North 73° 28' 34" east 53 feet to the common corner of Lots 42 and 43 in the aforesaid subdivision; thence with the common line between said Lots 42 and 43, South 16° 35' 27" East 27.69 feet to a point; thence South 80° 14' 16" West 53.38 feet to a point in the common line between said Lots 43 and 44; thence with the common line between Lots 43 and 44, North 16° 35' 27" West 21.40 feet to the point of beginning, containing 1,301 square feet more or less.

BEING the same property conveyed to Henry L. Davis and wife, Magnolia Davis, by deed from Rene Clay, E. C. Clay and Joan Ashby, of record in Book 5352, page 691, re-recorded in Book 5367, page 759, Register's Office, Davidson County, Tennessee.

This conveyance is subject to unpaid real estate taxes for the years 1980 through 1984; deeds of trust held by Associates Financial Services Company of Tennessee, Inc., of record in Book 5550, page 288, and Book 5814, page 990, Register's Office, Davidson County, Tennessee; and federal tax liens of record in Book 5951, page 691, Book 6035, page 66, and Book 6312, page 578, said Register's Office.

CHECK unimproved ( ) This is improved (X) property, known as 1703 Jefferson Street, Nashville, TN 37208
(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 21st day of February, 1985

Henry L. Davis — HENRY L. DAVIS

Magnolia Davis — MAGNOLIA DAVIS

08/20 96.20-

3274

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 Henry L. Davis and wife, Magnolia Davis

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, 19 86

Commission expires 10/19/86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
HENRY L. DAVIS and wife,
MAGNOLIA DAVIS

TO
B & W INVESTMENTS, a partnership

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I-8:4:8:5:4

IDENTIF. REFERENCE

FEB 22 10 42 AM '86

FELIX Z. WILSON II 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

34500.00- CAMT.
89.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 96.20-
3274A02/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 8 5 4

IDENTIF. REFERENCE

FEB 22 10 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110614