FORM NO. WD-1

BOOK 6525 PAGE 252

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Larry W Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1985

John R. Parker
Notary Public

MY COMMISSION EXPIRES: July 27, 1985
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Parker, Attorney at Law, 706 18th Avenue South, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & L Builders (NAME)	Same (NAME)	93-15
6052 Pat Quadarka (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	80
Hermitage Tn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13 W 3085

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, A.A. Colebrooke, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & L Builders, a partnership composed of James A. Powell and Larry W. Powell

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 part of Lot No. 56 on the Map of Nashville University Property Plan of record in Book U page 212, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 97.75 feet on the southerly side of Lindsley Avenue and extend back between parallel lines along the easterly margin of 1st Avenue South, formerly Maple Street, 188 feet to the controlled access highway.

Being the same property conveyed to A.A. Colebrooke d/b/a Fifteen Lindsley by deed from Iris Corporation of record in Book 5443 page 30, Register's Office for Davidson County, Tennessee, and by a deed of correction of record in Book 6187 page 375, Register's Office for Davidson County, Tennessee. 1985 real property taxes have been pro-rated and assumed by the Grantee.

1.94 1.20

IDENTIF. REFERENCE

APR 3 2 28 PM '85
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 15 Lindsley Avenue, Nashville, Tennessee
(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 my hand this 1st day of April, 19 85

A.A. Colebrooke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.A. Colebrooke

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 19 85.

John R. Bailey
Notary Public

Commission Expires July 17, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
A.A. Colebrooke

TO
J & L Builders

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 6526 PAGE 254

RECEIVED OF _____

FOR _____

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
			55000.00- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 149.50-	
			4885A04/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:94:12:0

IDENTIF. REFERENCE T

APR 3 2 22 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 121913