FORM NO. WD-1

BOOK 6528 PAGE 471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 85

Notary Public

MY COMMISSION EXPIRES: 3-8-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert Orr, Jr., P.O. Box 2830, Nashville, TN 37219-0830
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & P Developments (NAME)	B & P Developments (NAME)	Map 97
527 8th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	527 8th Avenue South (STREET ADDRESS)	Parcel 35
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	03D-81361

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 I, Mrs. Bailey P. Stewart, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Parker and Frank Batson, a partnership d/b/a B & P Development

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 lying in the 2nd civil district of Nashville, Davidson County, Tennessee. Described according to survey made by William R. Ingram, Surveyor, dated February 13, 1985, as follows:

BEGINNING on a concrete monument lying at the northeast corner of lot 17 as shown on the plan of Larchwood, section 2, of record in plat book 5200, page 207 R.O.D.C.T.; thence, S 70° 10' 42" W 222.37 feet to an existing iron pin lying at the northeast corner of lot 270 as shown on the plan of Larchwood, section 3, of record in plat book 5200, page 540 R.O.D.C.T.; thence, N 83° 56' 04" W 216.34 feet to an existing iron pin lying in the easterly margin of Fitzpatrick Road, said point being the northwest corner of said lot 270; thence, with the easterly margin of Fitzpatrick Road N 8° 49' 52" E 317.00 feet to a point; thence, leaving said margin S 81° 10' 08" E 248.64 feet to a point; thence, N 83° 59' 24" E 180.89 feet to an existing iron pin lying at the northwest corner of lot 1 as shown on the plan of Downwind Acres, of record in plat book 5800, page 60 R.O.D.C.T.; thence, S 76° 42' 56" E 174.60 feet to an existing iron pin, a southwesterly corner of said lot 1; thence, N 15° 00' 48" E 46.24 feet to an existing iron pin; thence, S 50° 10' 51" E 106.89 feet to a point lying on the northerly margin of Blackwood Drive; thence, with said northerly margin S 39° 49' 09" W 185.00 feet to a concrete monument lying at the beginning of a curve having a radius of 865.00 feet; thence, around said curve to the right 96.04 feet to a concrete monument lying at the beginning of a curve having a radius of 25.00 feet; thence, around said curve to the right 40.76 feet to a concrete monument; thence, N 40° 24' 25" W 41.30 feet to a point; thence, N 81° 52' 42" W 75.50 feet to a point; thence, S 40° 24' 25" E 12.14 feet to the point of beginning, containing 4.00 acres, more or less.

Being a part of the same property conveyed to Bailey P. Stewart, Jr., et ux, of record in deed book 1422, page 432 and deed book 5271, page 921 R.O.D.C.T., the said Bailey P. Stewart, Jr. having since died.

This is unimproved (X) improved ( ) property, known as Part of 763 Fitzpatrick Road, Nashville, 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/08 110.50- CHECK

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 8th day of April, 19 85

Mrs. Bailey P. Stewart

5921

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert Orr, Jr., a Notary Public in and for said County and State, the within named Mrs. Bailey P. Stewart, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April, 19 85

Commission expires 3/8/89

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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
Mrs. Bailey P. Stewart, a widow

TO
B & P Development, a partnership

IDENTIF. REFERENCE

I 9 4 8 7 7

APR 8 11 19 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
5921 A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 8 7 7

IDENTIF. REFERENCE

APR 8 11 19 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 122919