THIS INSTRUMENT PREPARED BY:
JIM A. DUNCAN
4904 Charlotte Avenue
Nashville, Tennessee 37209

WARRANTY DEED

BOOK 6570 PAGE 659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. LYNN CHANDLER, ET UX. 102 (Rear) 46th Avenue, North Nashville, Tennessee 37209	SAME	Map: 103-8 Par.: 48,49 & 51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

J. L. Chandler
Affiant

SUBSCRIBED AND SWORN to before me this 31st day of May, 1985.

Julia M. Lofton
Notary Public

My Commission Expires:
7-17-88

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand Dollars ($300,000.00), the receipt of which is hereby acknowledged, I, LERA MAE ALLISON ROBINSON, a widow, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto J. LYNN CHANDLER and wife, LOUISE WHEELER CHANDLER, hereinafter "GRANTEES," their heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of Block No. 28 on the Map of Sylvan Park Company's Plan, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Beginning at the southwest corner of 45th Avenue, North and the first alley south of the southerly margin of Colorado Avenue, said point being 180 feet south of the southerly margin of said Colorado Avenue; thence with the southerly margin of said alley westwardly 150 feet; thence southwardly and parallel with the westerly margin of 45th Avenue, North, 62 feet; thence, eastwardly and parallel with the Southerly margin of said alley, 150 feet to the westerly margin of 45th Avenue North; thence with said avenue northwardly 62 feet to the beginning.

Being the same property conveyed to Jetty Robinson by deed from Sarah E. Sadler and husband, Joseph W. Sadler of record in Book 4203, Page 15, Register's Office for Davidson County, Tennessee, the said Jetty Robinson having since died and by his Will of record in Book 6078, Page 159, Register's Office for Davidson County, Tennessee, having devised said property to Lera Mae Allison Robinson.

Tract 2:

Land in Davidson County, Tennessee, being part of Block No. 28 on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Beginning at the northwest corner of the Murphy Road or Minnesota Avenue, as now established, and 45th Avenue North; thence with the westerly margin of 45th Avenue North, northwardly 126 feet, more or less, to the southeast corner of the property conveyed to Robert R. Gibson and wife, by deed from Alvin Bowling and wife, of record in Book 1261, page 609, said Register's Office; thence with said Gibson's southerly line, westwardly 150 feet to the easterly margin of a proposed alley; thence with said alley, southwardly 83 feet, more or less, to the northerly margin of the Murphy Road; thence with said Road eastwardly 150 feet, more or less, to the beginning.

Being the same property conveyed to Jetty Robinson and wife, Lera Mae Robinson by deed from Alvin Bowling and wife, of record in Book 1422, Page 190, said Register's Office, the said Jetty Robinson having since died.

This conveyance is made subject to:

(1) Lease Agreement by and between Jetty Robinson and wife, Lera Mae Robinson, and Gulf Oil Corporation of record in Book 4056, Page 565, said Register's Office and Assignment of Lease from Gulf Oil Corporation to George A. Paschal of record in Book 5700, Page 493, said Register's Office.

(2) Real estate taxes for 1985, a lien but not yet due and payable, which taxes have been prorated and assumed by GRANTEES.

This is improved property known as 103 and 107 45th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 31st day of May, 1985.

Lera Mae Robinson

LERA MAE ALLISON ROBINSON - Grantor

Lera Mae Robinson

Lera Mae Allison Robinson

BOOK 6570 PAGE 661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LERA MAE ALLISON ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1985.

Julia M. Foster
Notary Public

My Commission Expires:
7-17-88

J 0 9 1 9 8

IDENTIF. REFERENCE

MAY 31 3 19 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6570 PAGE 662

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

300000.00- CAMT.
780.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 789.50-
3417A05/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J09 1:98

IDENTIF. REFERENCE T

MAY 31 9 39 PM 185

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139966