File Box 45

BOOK 6570 PAGE 706

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Marion L. Qualkenbush	Owner	2D54019
(NAME)	(NAME)	
1477 Doubletree Lane		M 135-16-A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217		PARCEL 91
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, B & D Investment Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion L. Qualkenbush and wife, Marjorie Qualkenbush

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. 105 on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village of record in Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

BEING the same property conveyed to B & D Investment Builders, Inc., by deed from 2250 Associates, a Tennessee Joint Venture, of record in Book 6570, Page 703, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4821, Page 111, Book 5588, Page 429, Book 5465, Page 561, Book 4827, Page 14, Book 3955, Page 180, Book 437, Page 14, Book 4588, Page 473 and Book 75, Page 192, Register's Office for said County.

J 0 9 2 1 5

IDENTIF. REFERENCE

MAY 31 4 00 PM '85

FELIX A. ROBERTSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as Somerset Drive, Nashville, TN 37217
(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 heir 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 covey 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 31st day of May, 19 85

B & D Investment Builders, Inc.

By:

David A. Clark, Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 6570 PAGE 707

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David A. Clark and _____ with whom I am personally acquainted/and who upon his oath ~~(they severally swear)~~ acknowledged (themselves) himself ~~(themselves)~~ to be the Vice President and _____ respectively of the B & D Investment Builders, Inc. the within named bargainor, and corporation, and that (he) as such Vice President and _____ (they) XXXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David A. Clark as such Vice President, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence).

Witness my hand and official seal at office at Nashville on this the 31st day of May 19 85

My commission expires 10-20-85

Patricia Ann Lybrook
Notary Public

WARRANTY DEED

FROM

B & D Investment Builders, Inc.

TO

Marion L. Qualkenbush
Marjorie Qualkenbush

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 6570 PAGE 708

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
			21000.00-	CAPT.
			54.60	CSTAX
			.50	PRFEE
			[redacted]	
			6.00	WDEED
			CHECK	61[redacted]-
3437	05/31/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 2 1 5

IDENTIF. REFERENCE

MAY 31 4 00 PM 85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139984