FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,000.00

Eddie L Waynick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 19 85.

Notary Public

MY COMMISSION EXPIRES: 6-1-1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY, Suite 205, Ambrose Building, 162 Fourth Avenue, North
~~Post Office Box 2868, Nashville, Tennessee 37219~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Colley and Jim Wrenn d/b/a C. W. Property (NAME)	Same (NAME)	83-7
3814 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel No. 5
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Orig.#15990-27-W

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, Johnny Hayes Waynick, James Michael Waynick, Eddie Lee Waynick and Kenneth Randall Waynick,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Colley and Jim Wrenn d/b/a C. W. Property

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. 48 on the Plan of Pontotoc Subdivision as of record in Book 547, Page 113, Register's Office for said County.

Said Lot No. 48 fronts 55 feet on the northerly side of Benjamin, formerly Locke, Street, and runs back between parallel lines 156 feet to a dead line.

Being the same property conveyed to Mary Ruth Collins, now deceased, by Quit-Claim Deed from James Michael Waynick, Kenneth Randall Waynick, Edward Lee Waynick and Johnny Hayes Waynick of record in Book 5363, Pages 443, 444, and 446, and Book 6229, Page 171, Register's Office for Davidson County, Tennessee.

The said Mary Ruth Collins died on the 19th day of April, 1984, and the Grantors are her grandsons, and the only surviving heirs at law and next of kin.

This is unimproved ( ) improved (X) property, known as 2031 Benjamin Street, Nashville, Tennessee 37206
(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 hand s this 20 day of May, 19 85

Johnny Hayes Waynick
JOHNNY HAYES WAYNICK

James Michael Waynick (UNMARRIED)
JAMES MICHAEL WAYNICK (UNMARRIED)

Eddie Lee Waynick
EDDIE LEE WAYNICK (UNMARRIED)

Kenneth Randall Waynick
KENNETH RANDALL WAYNICK (UNMARRIED)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lucinda Dale, a Notary Public in and for said County and State, the within named James Michael Waynick, Eddie Lee Waynick and Kenneth Randall Waynick,

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 1985.

Commission Expires 6/1/1987

Lucinda Dale
Notary Public

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____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
JOHNNY HAYES WAYNICK, JAMES MICHAEL ~~WAYNICK, EDDIE LEE WAYNICK AND~~ KENNETH RANDALL WAYNICK

TO
JOHN COLLEY AND JIM WRENN, d/b/a C. W. PROPERTY

J 0 9 6 1 8

IDENTIF. REFERENCE

JUN 3 2 10 PM '85

FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY HAYES WAYNICK, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Clarkston, Michigan, this 20 day of May, 1985.

Commission Expires: _____

Richard L. Loken
Notary Public

RICHARD L. LOKEN
Notary Public, Oakland County, MI
My Commission Expires 11-30-89

RICHARD L. LOKEN NOTARY PUBLIC OAKLAND COUNTY, MICH.

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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
3904A06/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 9 6 1 8

IDENTIF. REFERENCE

JUN 3 2 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140441