ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Joan Thomas	Joan Thomas	Lot No. 13
(NAME)	(NAME)	
1201 Calvin Avenue	1201 Calvin Avenue	Block "13"
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	Map of F.O. Beasleys Addition
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Book 57, Page 85

WARRANTY DEED BOOK 6629 PAGE 9

For and in consideration of the sum of Twenty Seven Thousand Five Hundred and No/100 ($27,500.00)---------- DOLLARS

David Wright and Preston Poteete

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
AUG 13 11 10 AM '85

IDENTIFICATION REFERENCE

28133

have bargained and sold, and by these presents do transfer and convey unto the said Joan Thomas

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 of Block "13" on the Map of F. O. Beasleys Addition to East Nashville, as of Record in Book 57, page 85, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the North Side of Calvin Avenue and runs back between parallel lines, along the easterly margin of North 12th Street, 150 feet to an alley in the rear.

Reference is made to the Contract for Sale of Land dated June 19, 1985, between David Wright and Preston Poteete, Sellers, and Joan Thomas, Buyer. That contract is hereby expressly incorporated into the terms of this Warranty Deed. This Warranty Deed and the land conveyed therewith contains a lien on it in the name of Annie Sue Gupton, which is a Deed of Trust held by Sellers, David Wright and Preston Poteete. Joan Thomas expressly recognizes that she is not to assume this lien, but takes this Warranty Deed and gives a Deed of Trust with express notice that such lien on the above-described property exists. Joan Thomas expressly takes this property in this Warranty Deed and gives a Deed of Trust subject to such lien.

unimproved ( )
This is improved (X) property, known as 1201 Calvin Avenue (House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of August, 19 85.

Joan Thomas

David Wright

Preston Poteete

BOOK 6629 PAGE 10

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy M. Pyke, a Notary Public in and for said County and State, the within named Joan Thomas, David Wright and Preston Poteete

the bargainor S, 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 1108 Wallace Road, this 8th day of August, 1985.

My commission expires Nov 14 1987 Notary Public Dorothy M. Pyke

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Capparella

Sworn to and subscribed before me this 8 day of August, 1985.

My commission expires Nov 14 1987 Notary Public Dorothy M. Pyke

This instrument was prepared by: Donald Capparella

MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C., 230 Fourth Avenue North Nashville, TN 37219

Name Address

WARRANTY DEED

FROM

David Wright

Preston Poteete

TO

Joan Thomas

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

This instrument prepared by:
Donald Capparella, Esq.
Manier, White, Herod, Hollabaugh & Smith, P.C.
700 Metropolitan Federal Building
230 Fourth Avenue North
Nashville, TN 37219
(615) 244-0030

Exhibit to Deed

BOOK 6629 PAGE 11

CONTRACT FOR THE SALE OF LAND

This is a contract for the sale of land, made this 19th day of June, 1985, between David Wright and Preston Poteete, hereinafter called the "Sellers", and Joan Thomas and _____, hereinafter called the "Buyer".

2. The Buyer herewith deposits with the Seller $100.00 as earnest money to constitute part payment of the purchase price.

3. The Seller agrees to sell the following real estate in Davidson County, Tennessee, described as:

> Being Lot No. 13 of Block "13" on the Map of F.O. Beasleys Addition to East Nashville, as of Record in Book 57, page 85, Register's office for said County.
>
> Said Lot No. 13 fronts 50 feet on the North Side of Calvin Avenue and runs back between parallel lines, along the easterly margin of North 12th Street, 150 feet to an alley in the rear.

4. The purchase price is to be Twenty Seven Thousand Five Hundred Dollars ($27,500), payable as follows:

A. $3,000 as down payment to be paid by July 1, 1985, 1985.

B. Monthly payments of $275.00 beginning on July 1, 1985.

i. $275.00 monthly payments are to be applied to the remaining balance of the purchase price as follows:

Payment	Principal	Interest	Balance	
			$24,500.00	after down payment
$3,200.00	$ 890.05	$2,409.95	23,609.95-	Year 1
3,200.00	983.26	2,316.74	22,626.69	Year 2
3,200.00	1,086.21	2,213.79	21,540.48	Year 3
3,200.00	1,199.95	2,100.05	20,340.53	Year 4
3,200.00	1,325.62	1,974.38	19,014.91	Year 5

(See attached amortization schedule.)

ii. Seller agrees to allow Buyer to pay the $275.00 in the following manner:

a. $130.28 shall be deposited monthly to the account of Angie Sue Gupton, the lien holder on the property above described. Reference is thus made to the Deed of Trust held by Annie Sue Gupton, which Buyer is not assuming, but which Seller is allowing Buyer to pay on such lien directly, rather than pay to the Seller the entire $275, instead of having the Seller take part of such money and pay on the lien himself.

Buyer is responsible for all maintenance and upkeep of property. Joan Thomas Preston Poteete David Wright

If buyer falls behind 90 days in payment, Seller may repossess property and contract is void. Joan Thomas Preston Poteete David Wright

b. Reference is made again to the Deed of Trust outstanding on the property, registered in the name of Annie Sue Gupton. Buyer promises to notify Seller of any default or delinquency in payment of such obligation.

c. The remaining $144.72 shall be tendered monthly directly to the Seller to complete the total monthly payment of $275.00.

5. Buyer also agrees to obtain insurance for the above described house and property within a reasonable time not to exceed 90 days. Until Buyer obtains her insurance, Seller agrees to maintain its own insurance.

6. At some time before five years have elapsed from the beginning of this contract, Buyer must tender the balance of the purchase price to Sellers.

7. Upon final tender of the balance of the purchase price by Buyer, Sellers shall furnish to Buyer a good and sufficient Warranty Deed to be delivered to Buyer at the time of closing, except that if a longer period is required for search, examination, or clearing of title to the property, time for the delivery of the deed shall be extended for a reasonable time.

8. This is a contract for the sale of land between David Wright & Preston Poteete and Joan Thomas, Buyer. Therefore, Sellers may not sell the above-described property to a third party, before five years have elapsed following the date that this contract is entered into, unless the Buyer breaches this contract. If for any reason, Seller sells this house and property before five years, without any breach by the Buyer, this will be a direct breach of this contract. If Seller breaches this contract by selling the house and property to a third party, Buyer will pursue all remedies, including specific performance of this contract and rescission of any contract to sell to any third party, as well as damages to Buyer, including attorney's fees.

THE ENTIRE CONTRACT BETWEEN THE PARTIES IS CONTAINED IN THIS INSTRUMENT, and all convenants, stipulations, and conditions herein contained shall be binding upon the parties hereto, their heirs, assigns, successors and personal representatives. The term "Buyer" and "Seller" and pronouns referring to them shall be construed singular or plural, masculine or feminine, as the facts warrant.

Executed in duplicate at Nashville, Davidson County, Tennessee, this 19th day of June, 1985.

Preston Poteete
SELLER

David Wright
SELLER

Joan Thomas
BUYER

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6629 PAGE 13

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			27500.00- CA'IT.	
			71.50 CSTAX	
			.50 PREE	
			12.00 WDEED	
			CHECK	84.00-
6927A08/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2813 3

IDENTIFICATION REFERENCE

Aug 13 11 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162895