BOOK 5674 PAGE 283

THIS INSTRUMENT PREPARED BY:
Eve Maxwell
631 Second Avenue South
Nashville, Tennessee 37210

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Attn: Michael G. Burroughs 631 Second Avenue South Nashville, TN 37210	Same	93-11-154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, R. G. Associates, Ltd. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Michael G. Burroughs, an individual (the "Grantee") the Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, the Grantee's heirs, successors and assigns, forever.

This is improved property located at 701 Second Avenue, South, Nashville, Davidson County, Tennessee 37210.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Eve M. Maxwell
Affiant

Subscribed and sworn to before me this 2nd day of October 1985.

Lee Anne Hutchison
Notary Public

My Commission Expires:
4/17/88

And Grantor convenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1985, which have been prorated between Grantor and Grantee as of this date.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of October, 1985.

R. G. ASSOCIATES, LTD.

By: Charles A. Ritzen
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary of said state and county, Charles A. Ritzen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, and official seal this 2nd day of October, 1985.

Lee Anne Hutchison
Notary Public

My Commission Expires:
4/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary of the state and county aforesaid, personally appeared CHARLES A. RITZEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of R. G. ASSOCIATES, LTD., the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such general partner.

Witness my hand and seal, this 2nd day of October, 1985.

Lee Anne Hutchison
Notary Public

My Commission Expires:
4/17/88

EXHIBIT A

Tract of land in Davidson County, Tennessee, more particularly described as follows:

TRACT II: Being the northerly half of Lot No. 7 on the Plan of Campbell's South Nashville Lots, as of record in Book "U", pages 682 and 683, Register's Office for said County.

Said northerly half of Lot No. 7 fronts 30 feet on the westerly side of 2nd Avenue, South, formerly Market Street and runs back between parallel lines 143 1/2 feet to an alley.

Being the same property conveyed to R. G. Associates, Ltd., a Limited Partnership by deed from Irene Schmitt Williams, wife of C. B. Williams of record in Book 6356, page 767, said Register's Office.

41896

IDENTIFICATION REFERENCE

Oct 4 9 39 AM '85

FELIX Z. ELLISON III REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6674 PAGE 266

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

38000.CO- CAMT.
98.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 109.30-
3458A10/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 8.9 6

IDENTIFICATION REFERENCE

Oct 4 9 40 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 179007