FILE IN BOX #4
85-12-50
FORM NO. WD-1

BOOK 6758 PAGE 318

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,500.00

Thomas J Buida
Affiant

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

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS J. BUIDA (NAME)	The Lomas & Nettleton Company (NAME)	MAP 108-16
1100 Volunteer Court (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 305
Franklin, Tennessee 37064 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	

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, PERCY PRIEST WOODS, a Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS J. BUIDA, unmarried, 1/4 undivided interest, Thomas Buida and wife, Miriam T. Buida, 1/4 undivided interest, John W. Buida and wife, Rebecca L. Buida, 1/4 undivided interest and Helen B. Jones and husband, John B. Jones, 1/4 undivided interest 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:

LAND in Davidson County, Tennessee, being Lot No. 53-B on the Plan of the Zone Lot Division of Percy Priest Woods, Section III, Revision of Lots 53, 55, 70, 71, 72, 73, and 74, of record in Book 6250, Page 583, Register's Office for said County, to which plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Percy Priest Woods, a Joint Venture, by Deed from Kodill Properties, a Tennessee Limited Partnership, of record in Book 5967, Page 223, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6250, Page 583, Book 5958, Page 851, Book 6560, Page 667, Book 5984, Page 865, amended in Book 6020, Page 270, made applicable to Sections I and II in Book 6093, Page 392, and Book 6097, Page 11, and amended to apply to Sections I, II and III in Book 6353, Page 307, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Ellis B. Goodloe, Joint Venturer, pursuant to a "Power of Attorney" executed by him on the 21st day of November, 1985, of record in Book 6714, Page 41, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1004 Hammack Court, Nashville, Tennessee 37214
(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 his hand this 31st day of December, 19 85

PERCY PRIEST WOODS, a Joint Venture
BY: ELLIS B. GOODLOE, Joint Venturer

James H Brewer

BY: JAMES H. BREWER, Atty-in-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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___.

_____
Notary Public

Commission Expires_____

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 _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires_____

WARRANTY DEED

FROM
PERCY PRIEST WOODS, a Joint Venture

TO
THOMAS J. BUIDA

6.7.2 1.3

IDENTIFICATION REFERENCE

JAN 8 2 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1985, before me personally appeared James H. Brewer, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of ELLIS B. GOODLOE, Joint Venturer of PERCY PRIEST WOODS, a Joint Venture, and acknowledged that he executed the same as the free act and deed of the said ELLIS B. GOODLOE, Joint Venturer.

My commission expires: February 19, 1988

_____
Notary Public

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

54500.00- CAPIT.
141.70 CSTAX
.50 PRFEE
6.00 MORTD
CHECK 149.20-
3927A01/08/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.2 1.3

IDENTIFICATION REFERENCE

JAN 8 2 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208732