PREPARED BY:
PERRYMAN CONSTRUCTION
MARYLAND FARMS
BRENTWOOD, TN.

WARRANTY DEED

BOOK 6789 PAGE 869

FROM: K & K Investments

TO: Drakes Branch Associates

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Drakes Branch Associates 51 Linsley Ave. Nashville, TN 37210	Same	91-14-39

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Thousand and 00/100 Dollars ($13,000.00).

Robert R. Mallory
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of February, 1986.

R B Campbell
Notary Public

My Commission Expires: 4/26/86

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, K & K Investments, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Drakes Branch Associates, 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. 66 on the Plan of West Nashville Heights, as of record in Book 332, page 127, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to K & K Investments by deed from Beverly Ann Hudson and John David Hudson, Jr., both unmarried, as of record in Book 6629, page 428, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, buildeing restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is unimproved 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 Drakes Branch Associates, their heirs, successors, and assigns, forever.

And K & K investments does covenant with the said Drakes Branch Associates that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And K & K investments does further covenant and bind its heirs, successors, and assigns, to warrant and forever defend the title to said land to the said Drakes Branch Associates, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this the 25th day of February, 1986.

K & K INVESTMENTS

By: Keith Perryman, Pres
Keith Perryman, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Keith Perryman, a Notary Public within and for the State and County aforesaid, personally appeared Keith Perryman, 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 Nashville, Tennessee, the 25th day of February, 1986.

R C Campbell
Notary Public

My Commission Expires: 4/26/86

7.8 4 4.2

IDENTIFICATION REFERENCE

FEB 25 4 02 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6789 PAGE 871

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

7584A02/25/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 4 4 2

IDENTIFICATION REFERENCE

FEB 25 4 02 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 222023