BOOK 6807 PAGE 311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 247500.00

Subscribed and sworn to before me, this the 10 day of March, 19 86

Affiant

My commission expires: Jan 21, 1990 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Fairfax Associates General Partnership	Owner
c/o Campbell Brown 110 29th Ave North, Suite 303	
STREET ADDRESS	STREET ADDRESS
Nashville / Tn / 37203	
CITY / STATE / ZIP	CITY / STATE / ZIP
MAP & PARCEL NO. 104-12-056	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DUDLEY AVENUE PROPERTIES, INC.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO FAIRFAX ASSOCIATES GENERAL PARTNERSHIP COMPRISED OF ABERDEEN PROPERTIES, INC. AND SHERWOOD - Williston Properties, Inc.
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being a lot or parcel of land in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, being the easterly 50 feet of Lot No. 7 in the subdivision of Hamilton Parks 10.28 acre tract, a plan of which is of record in Book 161, page 160, of the Register Office for Davidson County, Tennessee, together with my interest in the trees in the narrow strip of land between the sidewalk and the street in front of said lot and in the 12 foot alley which was opened in the rear of said lot. The eastern 50 feet herein conveyed is bounded and described as follows: Being at the southeast corner of the 55 foot lot that was conveyed to W. Hackett Ross and Minnie Henry Ross, April 30, 1913, in the northen margin Jones Avenue and runs thence north with the east line of the Ross lot 308 1/2 feet to the northeast corner of the Ross lot in the south line of a 24 foot alley: the one east with the south line of said alley 50 feet to the northeast corner of Lot No. 7 at the intersection of said alley which runs north and south from Jones Avenue to said 24 foot alley: thence south with the east line of Lot No. 7, and west side of north and south alley 308 1/2 feet to the southeast corner Lot No. 7 in the north margin of Jones Avenue, the one west 50 feet to the beginning.

Being the same property conveyed to DUDLEY AVENUE PROPERTIES, INC. by deed recorded in Book 6641 at page 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

8415 IDENTIFICATION MAR 19 8 42 AM 1986 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2106 Fairfax Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of March, 19 86

Loyda C. Tacogue, President
Dudley Avenue Properties, Inc.
By: Loyda C. Tacogue, President

State of Tennessee
County of Davidson

BOOK 6807 PAGE 312

On this 7th day of March, 19 86, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

11-1-87

Carol B. Wright
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Loyda C. Tacogue, with whom I am personally acquainted, or proved to me on the basis of sattifactory evidence, acknowledged herself to be the President of Dudley Avenue Properties, Inc., the within named bargainor, a corporation, and that she as such, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

My Commission Expires:
11-1-87

Carol B. Wright
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6807 PAGE 313

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
			247500.00- CAMT.	
			643.50 CSTAX	
			.50 PRFEE.	
			6.00 WDEED	
			CHECK 650.00-	
4349A	03/19/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84158.

IDENTIF. REFERENCE

MAR 19 8 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228629