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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Linda C. Tarpley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: 11/12/88

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Earl J. Porter, Jr., Attorney, P.O. Box 3348, Nashville, TN 37219-0348
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dudley Avenue Properties, Inc. (NAME)	Same (NAME)	
380 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104 12
Old Hickory TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	53

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, James H. Burroughs and wife, Juanita Burroughs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dudley Avenue Properties, Inc.

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. 4 on the south 25 feet of Lot No. 3 on the map of the subdivision of Hamilton Parks 10.28 acre Tract of record in Book 161, page 160, Register's Office for said County.

Said Lot and part of said lot front together 75 feet on the westerly side of 21st Avenue So-th as widened and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Mrs. Ada W. Dean by deed from Third National Bank, Trustee, of record in Book 1303, page 484, said Register's Office. The said Mrs. Ada W. Dean has since died leaving a will probated 12-2-66 in Will Book 87, page 194, devising said property to Lillian B. Fuqua and Mae Elizabeth Turley. The said Mae Elizabeth Turley has since died leaving a will probated 8-3-77 in Will Book 121, page 74, devising said property to Lillian B. Fuqua. The said Lillian B. Fuqua having since died leaving a will probated 11-25-85 in Will Book 152, page 713, devising said property to James & Juanita Burroughs and (Clarence B. Fuqua as to a life estate to live in said property for the term of his life.) All Wills probated in the Probate Court for Davidson County, Tennessee. The said Clarence B. Fuqua having since died.

This is unimproved ( ) improved (X) property, known as 1911 21st Avenue, South Nashville, Tennessee
(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 our hands this 1st day of April, 1986

James H. Burroughs

Juanita Burroughs

87 04/01 591.50- CHECK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Burroughs and wife, Juanita Burroughs

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 Nashville, Tennessee, this 1st day of April, 1986.

Commission Expires 11/12/89

Notary Public

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 _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
James H. Burroughs and wife, ~~Juanita Burroughs~~

TO
Dudley Avenue Properties, Inc.

8791.6

IDENTIFICATION REFERENCE

APR 1 4 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

225000.00- CAMT.
585.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 691.50-
8773A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8791 6

IDENTIFICATION REFERENCE

APR 1 4 21 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232960