B0440

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This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone, Langford & Armistead
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
Armistead & Company, Investment Advisory Services	Same	92-16-259 92-16-260
1905-1907 Division Street		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, DIVISION STREET PROPERTIES, a Tennessee general partnership consisting of E. Cathi King and Lynnwood Downs, Inc., a Tennessee corporation ("Grantor") has bargained and sold and does hereby transfer and convey unto ARMISTEAD & COMPANY, INVESTMENT ADVISORY SERVICES, a Tennessee corporation ("Grantee"), its successors and assigns a certain tract of land located in Davidson County, Tennessee and described as follows:

> Being Lots Nos. 225, 226 and 227 on the Map of O. B. Hayes Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court of Nashville.
>
> Said Lots Nos. 225, 226 and 227 front together 150 feet on the southeasterly side of Division Street and run back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Grantor by quitclaim deed from David L. Schwab and wife, Becky Schwab, and E. Cathi King, d/b/a Music Services Center, a Tennessee general partnership, of record in Book 6774, page 539, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said real estate in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 1986 real estate taxes which have been prorated and Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of May, 1986.

DIVISION STREET PROPERTIES

BY: E. Cathi King
E. CATHI KING, Partner

BY: LYNNWOOD DOWNS, INC., Partner

By: David H. Lynn

Title: Sec./Treas.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $564,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of May, 1986.

NOTARY PUBLIC

My commission expires:

Jan 27, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, SAM J. McALLESTER III, a Notary Public of the State and County aforesaid, personally appeared E. Cathi King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Division Street Properties, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 1986.

NOTARY PUBLIC

My commission expires:

July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, SAM J. McALLESTER III, of the State and County aforesaid, personally appeared DAVID L. SCHWAB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SEC/TREAS of Lynnwood Downs, Inc., a partner of Division Street Properties, the within named bargainor, a Tennessee general partnership, and that he as such SEC/TREAS executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as SEC/TREAS of the partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 1986.

NOTARY PUBLIC

My commission expires:

Jan 27, 1986

9 9 8 5 2

IDENTIFICATION REFERENCE

MAY 12 3 44 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

564000.00- CAMT.
1466.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1475.90-
298 05/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99852

IDENTIFT REFERENCE

MAY 12 3 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246834