FILE BOX 31

BOOK 6903 PAGE 423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF June 19 86.

Peggy Anne Hayden
Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harwell Barr Martin & Stegall, 172 Second Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Arnulfo Agbunag (NAME)	SAME (NAME)	149-162
2141 Fairfax (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2D2195
Nashville TN 37212 (CITY) (STATE) (P. O. ZIP)	(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, BFW Associates, a Tennessee General Partnership, comprised of Robert Fidler, ~~Jack Williams and C. B. Bussey~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Arnulfo Agbunag and R. Rupert Marigza, a Tennessee partnership

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. 1 on the Revised Plan of Ezell-Doak property of record in Book 5800, Page 375, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot No. 1.

Being the same property conveyed to the Grantors by Quitclaim Deed from John G. Doak, Trustee, with full power to mortgage, sell, convey or otherwise encumber any part or all of the same without the joinder of any beneficiary of record in Book 6360, Page 393, said Register's Office.

Said Lot No. 1 is subject to the 1986 property taxes, which have been pro-rated and assumed by the Grantees, a Plan, as revised, of record in Book 5800, Page 339 and Book 5800, Page 375, easements of record and rights of tenants in possession under unrecorded Lease Agreements.

15820

IDENTIFICATION REFERENCE

Jun 30 2 51 PM '86

ELLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2711 Murfreesboro Road, Nashville, TN
(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 hand S this 27TH day of June, 19 86

BFW ASSOCIATES

By: Robert Fidler, Partner

By: C. B. Bussey, Partner

By: Jack Williams, Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Pat Ridley, a Notary Public in and for said County and State, the within named Robert Fidler, and C. B. Bussey

the bargainors, 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 day of June 27, 1986.

Pat Ridley Notary Public

Commission Expires 7-18-87

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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
BFW ASSOCIATES, a Tennessee General Partnership

TO
Dr. Arnulfo Agbunag and Dr. Rupert Marigza

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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State of Tennessee

County of Davidson

On this 27th day of June, 1986, before me personally appeared Jack Williams to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

My Commission Expires MAR. 11, 1990

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

750000.00- CAMT,
1950.00 CSTAX
.50 PRFE
9.00 MDE
CHECK 1959.50-
1719A06/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1582.0

IDENTIFICATION REFERENCE

JUN 30 2 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265163