kab545:7/2/86

FULL

FROM: William Waggoner

TO: HAYES STREET ASSOCIATES

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hayes Street Associates c/o Rudy Thacker P.O. Box 524 Goodlettsville, TN 37072	"Same"	Map 92-12; Parcel 422 Map 92-12; Parcel 423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Rudy Thacker
Affiant

Subscribed and sworn to before me, this the 7th day of July, 1986.

Notary Public

My Comm. Expires: 4-17-88

WARRANTY DEED

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, William Waggoner, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Hayes Street Associates, a partnership, hereinafter called the GRANTEE, its successors and assigns, the following two (2) tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee being Lot No. 85 in Boyd's Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to William L. Waggoner by Installment Deed from Dan E. Power, David Power, John F. Power, Marjorie Power, Robert E. Power, Regina Power, Dorothy Power and Albert H. Valiquette, devisee of the Will of Kathryn A. Power Valiquette, being all of the devisees of the Will of Kathryn F. Power, deceased, of record in Book 4843, page 283, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot Nos. 86 and 87 on the plan of Boyd's Home Tract, as of record in Book 21, page 39, Register's Office for said County. Said Lot Nos. 86 and 87 front 50 feet each on the northerly side of Hayes Street and run

back between parallel lines 180 feet to an alley, Lot No. 87 running back with the westerly margin of 17th Avenue North, formerly Williams or Addison Avenue.

Being the same property conveyed to William L. Waggoner by deed from David Pollack, Trustee, and David Pollack, individually, of record in Book 4509, page 903, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and Grantor does covenant with the said GRANTEE that he 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 Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 7th day of July, 1986.

William Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim A. Brown, a Notary Public in and for said County and State, the within named William Waggoner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of July, 1986.

NOTARY PUBLIC

My Commission Expires: 4-12-88

KIM A. BROWN NOTARY PUBLIC AT LARGE STATE

18291

IDENTIFICATION REFERENCE

Jul 8 2 20 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 _____

BOOK 6911 PAGE 205

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

650000.00- CAPIT.
1820.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1826.50-
4657A07/08/86 CAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18291

IDENTIFICATION REFERENCE

Jul 8 2 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268085