BOOK 6913 PAGE 332 Box 23

Address New Owner:	Send Tax Bills to:	Map/Parcel
Lyndal Roberts, etux 600 Stahlman Bldg Nashville TN 37201	Same	9W-02220 9W-01820 9W-01600 9W-01745 22W-20540 22W-20560 22W-20555 22W-20565

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HOME MAKERS, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said LYNDAL ROBERTS and wife, MARGARET ROBERTS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A".

The Contract of Sale survives the closing.
Home Makers, Inc. is one and the same entity as Homemakers, Inc.
This property is conveyed subject to the Plan of record in Minute Book "B", Page 85, in the Chancery Court at Nashville, Tennessee, the Plans of record in Book 21, Page 39, Book 21, Page 97, Book 4470, Page 35, said Register's Office, Restrictive Covenants of record in Book 4220, Page 723, and revised in Book 6236, Page 263, said Register's Office, Right-of-way dedication of record in Book 4595, Page 117, said Register's Office, Restrictive Covenants of record in Book 4875, page 308, and Book 5676, page 797, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 1407 Hynes Street, 1705 State Street, 1718, State Street, 1609 State Street, 1423 12th Ave. South, 1429 12th Ave. South, 1427-1/2 12th Ave. South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said LYNDAL ROBERTS and wife, MARGARET ROBERTS, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

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

Whenever 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 its hand on this the 7TH day of July, 1986.

HOME MAKERS, INC.

By: George Gianikas President
George Gianikas, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $768,000.00.

Lyndal Roberts
AFFIANT

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

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public within and for the State and County aforesaid, personally appeared George Gianikas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be President of Home Makers, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said George Gianikas as such President.

Witness my hand and official seal at Brentwood, Tennessee, this 7TH day of July, 1986.

David Coleman
NOTARY PUBLIC

DAVID COLEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/13/89.

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

TRACT 1: Land in Davidson County, Tennessee, being part of Lot No. 56 in Hynes Addition to Nashville, a plan which is recorded in Minute Book "B", Page 85, in the Chancery Court at Nashville, Tennessee.

Said part of said Lot No. 56 fronts 40 feet on the south side of Hynes Street and runs back between parallel lines and with the western margin of 20 foot alley about 132 feet to an alley.

Being the same property conveyed to Homemakers, Inc. by deed from Anna Marie Nenon Breen and Phillip Paul Breen, Sr. of record in Book 3373, Page 361, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 196 in Boyd's Home Tract in Nashville, Tennessee, of record in Book 21, Page 39, Register's Office for said County.

Said Lot 196 fronts 50 feet on the south side of State Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Homemakers, Inc. by deed from J. M. Clark and wife, Maggie Clark of record in Book 3435, Page 455, said Register's Office.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 207 on the Map of Boyd Home Tract as of record in Book 21, Page 39, Register's Office for said County.

Said Lot No. 207 fronts 50 feet on the north side of State Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Homemakers, Inc. by deed from N. S. Holiday and R. H. Harris, partners of record in Book 3530, Page 433, said Register's Office.

TRACT 4: Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for said County, as follows:

Said Lot No. 327 fronts 50 feet on the southerly side of State Street and runs back between parallel lines, 170 feet, to an alley.

Being the same property conveyed to Home Makers, Inc., a Tennessee corporation by deed from Floy B. Hutchison, of record in Book 3646, Page 146, said Register's Office, and by deed from Ward Kane and wife, Betty A. Kane of record in Book 3646, Page 147, Register's Office for Davidson County, Tennessee.

TRACT 5: Land in Davidson County, Tennessee, bieng the northerly part of Lot No. 16 on the Plan of Welcker's Addition to Nashville, as of record in Book 21, Page 97, Register's Office for said County.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South, as widened, and runs back between lines 197.1 feet, more or less, on the north line and 191.23 feet on the south line to the easterly margin of an alley on which it measures 50 feet.

Being the same property conveyed to Home Makers, Inc., a Tennessee corporation by deed from Floyd Marsh and wife, Charlotte Marsh of record in Book 3100, Page 300, said Register's Office.

TRACT 6: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Welcker's Addition, of record in Book 21, Page 97, Register's Office of said County.

Said Lot 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South, formerly Kayne Avenue, and runs back between lines, 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear, measuring 100 feet thereon.

Being the same property conveyed to Homemakers, Inc. by deed from Leah Frank Bloom and Irvine Henry Frank, two of the heirs at law of Mrs. Sarah Frank, and A. S. Weinbaum, Jr., and the First American National Bank of Nashville, Co-Trustees under the Will of Bernice F. Gross, deceased, the remaining heir at law of Mrs. Sarah Frank, of record in Book 2879, Page 323, said Register's Office.

TRACT 7: Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Edgehill Estates, Section 49, of record in Plat Book 4470, Page 35, Register's Office for said County.

Said Lot 1 fronts 45.71 feet on the west margin of 12th Avenue South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear on which it measures 46 feet.

Being the same property conveyed to Homemakers, Inc., by deed from the Metropolitan Development and Housing Agency of record in Book 4875, Page 308, said Register's Office.

TRACT 8: Land in Davidson County, Tennessee, being the northerly portion of Lot No. 18, on the Map of Welcker's Addition, of record in Book 21, Page 97 Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 18 begins at the common western corner of Lot Nos. 17 and 18; thence, in an easterly direction along said lot lines 170 feet, more or less, to the west margin of 12th Avenue South; thence, in a southerly direction along the west margin of 12th Avenue South 5 feet, more or less, at the beginning of a curve to the right having a radius of 15 feet, around said curve 20.80 feet to a point in the northerly margin of Alley No. 428-B; thence, continuing along the north margin of said alley, North 82 degrees 31' West, 128.01 feet to a point at the beginning of a curve to the right having a radius of 25 feet; thence, around said radius a distance of 40.19 feet to the point of beginning.

Being the same property conveyed to Homemakers, Inc., by deed from the Metropolitan Development and Housing Agency of record in Book 5676, Page 797, said Register's Office.

19050

IDENTIFI REFERENCE

Jul 10 12 01 PM '86

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
SUE C. PHILLIPS, REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 6913 PAGE 336

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

760000.00- CO TX
2150.40 CO TAX
.50 PRFEE
12.00 MISC
CHECK 2162.90-
5526A07/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19050

IDENTIFICATION REFERENCE

JUL 10 12 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268938