This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

BOX 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $763,200.00.

James Larry Williams, Trustee
Affiant

Subscribed and sworn to before me, this 11th day of July, 1986.

Notary Public

My Commission expires: 4-17-88

Address new owners as follows:

James Larry Williams,
Trustee
c/o Williams, Redman and French, Inc.
500 Church Street
Nashville, Tennessee 37219

Send Tax Bills to:

SAME

Map-Parcel Numbers

105-14-225
BH 00445

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, HOWARD LaDON BALTIMORE, TRUSTEE, HOWARD LaDON BALTIMORE AND WIFE, ANITA BALTIMORE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES LARRY WILLIAMS, TRUSTEE, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the City of Berry Hill, Sixth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Melpark Subdivision, Section 4, of record in Book 6250, page 803, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at a point in the southern margin of Bradford Avenue, said point being 25.04 feet west of the western margin of White Avenue extended; thence South 71° 04' West, 135.21 feet to an iron pin in the southern margin of Bradford Avenue; thence South 18° 30' East 183.75 feet to an iron pin; thence North 71° 04' East, 161.33 feet to an iron pin in the western margin of White Avenue; thence along the western margin of White Avenue North 18° 50' West 158.71 feet to an iron pin; thence in a northerly and westerly direction 39.31 feet along a curve to the left of a 25.0 foot radius and having a central angle of 90° 06' to an iron pin, being the point of beginning, containing 0.67 acre, more or

less, reserving however, to the Lessors for themselves, their heirs, successors and assigns, a utility easement 5 feet in width along the southerly margin of the premises for the use of the above premises and other properties of the Lessor abutting the same or situated within the area known as Melrose Park.

Being the same property conveyed to Howard LaDon Baltimore, Trustee, by deed from Kermit C. Stengle, Jr. and wife, Patricia Stengel, Karl E. Haury and wife, Mildred Haury and H&S Development Company, of record in Book 6859, page 502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1986 taxes prorated and assumed by Grantee.

2. Matters shown on the Plan of Record in Book 6250, page 803, Register's Office for Davidson County, Tennessee.

3. Lease between the Block Company, a Joint Venture, and the Federal Home Loan Bank Board of Cincinnati, dated February 14, 1984.

4. Lien of Deed of Trust dated May 13, 1986, executed by Howard LaDon Baltimore, individually and as Trustee, payable to Crescent Properties Company, Karl E. Haury and H&S Development Company, an indebtedness in the amount of $563,200.00, of record in Book 6859, page 508, Register's Office for Davidson County, Tennessee, and further assigned as to a 1/3 undivided interest to Kermit C. Stengel Company Pension Plan, of record in Book 6866, page 255, said Register's Office, which Deed of Trust is being assume by Grantee.

This is improved property, known as: 701 Bradford Avenue
(House Number) (Street)

Nashville, Tennessee 37204
(P. O. Box) (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 Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his 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 21st day of July, 1986.

Howard LaDon Baltimore
Howard LaDon Baltimore, Trustee

Howard LaDon Baltimore
Howard LaDon Baltimore

Anita Baltimore
Anita Baltimore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alice D. Lentz, a Notary Public in and for said County and State, Howard LaDon Baltimore, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 1986.

Alice D. Lentz
Notary Public

My Commission Expires:

4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alice D. Lentz, a Notary Public in and for said County and State, Howard LaDon Baltimore and wife, Anita Baltimore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of July, 1986.

Alice D. Lentz
Notary Public

My Commission Expires:

4-17-88

22913

IDENTIFICATION REFERENCE

Jul 21 3 20 PM '86

FEE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

...TGAGE AND DEED OF TRUST.

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

RECEIVED OF _____

FOR _____

BOOK 6923 PAGE 869

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

76320 .10- ...T,
2130.96 ...TAX
.50 ...
5.00 ...
...$145.46-
0570AC7/21/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2291.3

IDENTIFICATION REFERENCE

Jul 21 3 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273389