Box 22

BOOK 6931 PAGE 172 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,492.42

Samuel A. Baron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1986

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Baron (NAME)	Fleet Mortgage Corp. (NAME)	91-15-103
5204 Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1561 (STREET ADDRESS)	12W-1610
Nashville, TN 37209 (CITY) (STATE) (P.O.ZIP)	Milwaukee, WI 53201 (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, Dick Williams and wife, Susan R. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel A. Baron

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 part of Block No. 2, on the Map of the Realty Saving Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, said Register's Office.

BEGINNING at a point in the North margin of Park Avenue, formerly List Avenue, 100 feet West of the westerly margin of 52nd Avenue North, to the South margin of an alley; thence with the margin of said alley 50 feet westerly to a point; thence southerly 150 feet to the North margin of Park Avenue; thence with the margin of Park Avenue easterly 50 feet to the point of beginning.

BEING the same property conveyed to Dick Williams and wife, Susan R. Williams by deed from Frederick R. Skelton and wife, Caroline M. Skelton of record in Book 6161, page 386, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5626, page 62, and note of even date thereby secured, in the original principal amount of $34,300.00 payable to Metropolitan Mortgage Fund, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Ronald E. Teal and wife, Nancy A. Teal under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, know as 5204 Park Avenue, Nashville, TN 37209
(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 convenant 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 hands this 24th day of July, 19 86

Dick Williams

Susan R. Williams

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dick Williams and wife, Susan R. Williams

the bargainors, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July 19 86

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM

Dick Williams

Susan R. Williams

TO

Samuel A. Baron

FELIX A. ALEXANDER, CLERK & MASTER
DAVIDSON COUNTY, TN
RECEIVED
Jul 28 3 25 PM '86

IDENTIFICATION REFERENCE

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

25508

kcd

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

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RECEIVED OF _____

FOR _____

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
			39492.42- CAMT.	
			110.60 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	117.10-
3074A07/28/86			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2550 8

IDENTIFY REFERENCE

Jul 28 3 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276329