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FORM NO. WD-1

BOOK 6991 PAGE 836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Nell Frosh Haggard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September 1986

Carol R Revers
Notary Public

MY COMMISSION EXPIRES: 5-13-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel K. Crocker, Attorney, Suite 1502, Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NELL FROSH HAGGARD		104-8-260
(NAME)	(NAME) Nell Frosh Haggard	
(STREET ADDRESS OR ROUTE NUMBER) 3901 Harding Rd #3	(STREET ADDRESS) 3901 Harding Rd #3	
(CITY) (STATE) (P.O. ZIP) Nashville, TN. 37205	(CITY) (STATE) (ZIP) Nashville, TN. 37205	

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, MGW GROUP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELL FROSH HAGGARD

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:

BEING the northwest part of Lot No. 58 on the Map of O. B. Hayes Plan of large lots called Rokeby, as of record in Book 21, Page 87, Register's Office of Davidson County, Tennessee. Said part of said lot fronts 60 feet on the easterly side of 18th Avenue, South, and runs back between parallel lines, 157 feet more or less to an alley.

BEING the same property conveyed to MGW Group by deed from Morton B. Howell, Jr., Co-Trustee, as of record in Book 6228, Page 180, Register's Office for Davidson County, Tennessee.

SEP 26 12 01 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 46747

CHECK 09/26 43.50 7269

This is improved (X) property, known as 1612 18th Avenue, South, Nashville, Davidson County, Tennessee. unimproved ( )
(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 25th day of September, 1986

MGW GROUP

By: X _____, partner X _____, partner

X _____, partner

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Daniel Gremillion, Charles McKay and Claude H. Workman,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves ~~to be partners of the MGW Group, the within named bargainor,~~ a partnership, and that they ~~as such partners, being authorized so to do,~~ executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal at Nashville, Tennessee this 25 day of September, 19 86.

Argie Z Nowlin Notary Public

Commission Expires 2/21/89

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM

MGW GROUP,

TO

NELL FROSH HAGGARD.

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52500.00 CAMT	
			427.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	433.50
726	9A	09/26/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

467-4 IDENTIFICATION REFERENCE

Sep 26 12 01 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299962