BOOK 7014 PAGE 279 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

By: David H. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Oct 19 86

Notary Public

MY COMMISSION EXPIRES: 1-15-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Spann, Attorney, 707 Nashville City Bank Bldg., Nashville, Tn 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & P Developments (NAME)	Same (NAME)	179
527 8th Ave S. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	79
Nashville, Tn 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	FB 2D 27480

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~~ I, Walter C. Waggoner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Batson and David H. Parker, d/b/a B & P Developments

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:

See attached for complete legal description.

5 4 5 3 7

REGISTER'S OFFICE
OCT 20 2 53 PM '86

This is improved (X) unimproved ( ) property, known as 4198 Murfreesboro Road (House Number) (Street) Nashville, Tn (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 my hand this 17 day of Oct, 1986

Walter C. Waggoner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter C. 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 official seal at Nashville, Tennessee, this 17 day of Dec., 1986

Commission Expires 1-18-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Walter C. Waggoner

TO

B & P Developments or its Assigns

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

TRACT A1 - LAND in the First Civil District of Davidson County, Tennessee, described according to a survey by William Richard Ingram, dated July 3, 1986, and revised August 11, 1986, and more particularly described as follows:

BEGINNING at a spike located at the intersection of the centerline of Lavergne-Couchville Pike and the northerly margin of Murfreesboro Pike; said spike being the southeast corner of the herein described tract;

Thence, with the said margin of Murfreesboro Pike N 47 deg. 53 min. 18 sec. W - 205.60 feet to an iron pin; said iron pin being a corner of the Robert F. Spann - Trustee property as recorded in Book 6345, page 4, R. O. D. C., TN and the southwest corner of the herein described tract;

Thence, leaving the said margin of Murfreesboro Pike and with Spann's property line, N 39 deg. 08 min. 11 sec. E - 351.76 feet to an iron pin; said iron pin being the northwest corner of the herein described tract;

Thence, S 54 deg. 52 min. 39 sec. E - 105.26 feet to a nail located in the aforementioned center line of Couchville Pike; said nail being the northeast corner of the herein described tract;

Thence, with the said centerline of Lavergne-Couchville Pike S 23 deg. 56 min. 30 sec. W - 382.54 feet to the point of beginning, containing 1.28 acres, more or less.

Being a part of the same property conveyed to Ruby Waggoner by deed from Goldie Everrene Miller by deed of record in Book 2740, page 129, Register's Office for Davidson County, Tennessee, the said Ruby Waggoner having since died and devised said property to Walter C. Waggoner, by Will of record in Will Book 128, page 132, Probate Clerk's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

150000.00- CAMT.
420.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 429.50-
6150A 10/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

545537

IDENTIFICATION REFERENCE

OCT 20 2 53 PM '86

No. 02346