THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
B & W Investments P.O. Box 121 Brentwood, TN 37027	same	Map 105-8 Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Fidelity Federal Savings & Loan Association secured by a Deed of Trust of record in Book 5238, page 639, Register's Office for Davidson County, Tennessee;
David M. Erwin and wife, Linda I. Erwin
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
B & W Investments, a Tennessee partnership of Alex W. Bonner and Jim Woolems

hereinafter called the Grantee(s), 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 Lots 4 and 6 and all of Lot 5 on the Plan of the Subdivision of D. F. Wilkin's Lands in the Old Ninth Civil District of Davidson County, now in the City of Nashville, all of record in Book 57, page 113, said Register's Office, and further described according to a survey made by James L. Murphy, Jr. and Company, dated December 28, 1977, as follows:

Said Lots and part of said lots adjoin and front together 42.0 feet on the westerly side of Lewis Street and runs back between parallel lines 125.0 feet to a line in the rear which measures 42.0 feet thereon.

Being the same property conveyed to David M. Erwin and wife, Linda I. Erwin, by deed from First American National Bank in Nashville and Dan Herbert Jordan, Trustees, of record in Book 5264, page 933, Register's Office for Davidson County, Tennessee.

Taxes for the year 1986 are prorated and assumed by the Grantees herein.

( ) unimproved
This is (x) improved property at 1307 Lewis Street, Nashville, TN

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 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 23rd day of October, 1986.

David M. Erwin
DAVID M. ERWIN

Linda I. Erwin
LINDA I. ERWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Erwin and Linda I. Erwin the within named 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 23rd day of October, 1986.

My Commission Expires:
1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of October 19 86.

My Commission Expires:
1-31-89

NOTARY PUBLIC

5587.9

IDENTIFICATION REFERENCE

Oct 24 9 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7018 PAGE 202

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

4050[illegible].00- CAMT.
113.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 119.90-
7649A10/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5587.9

IDENTIFICATION REFERENCE

OCT 24 9 14 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03808