TASREO0577 10/24/86jb

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7019 PAGE 627

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
B&W Investments P. O. Box 121 Brentwood, TN 37027 Attn: Jim Woolens	[SAME]	Map 119-5, Parcel 342

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FRANCES BRAWLEY, an unmarried woman ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto B&W INVESTMENTS, a general partnership composed of Jim Woolens and Alex Bonner ("Grantee"), its successors and assigns, that certain real property in Davidson County, Tennessee, described as follows:

Lot No. 16 of Block No. 2 in the Subdivision of the Cumberland Nurseries. a plan of which is of record in Plat Book 161. Page 35. Register's Office for said County. Said Lot No. 16 fronts 50 feet on the south side of Joiner (Joyner) Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William H. Toalston and wife, Lucile T. Toalston, by installment deed from Joseph Swint, an unmarried man, dated February 18, 1928, of record in Book 929, page 316, said Register's Office. Lucile T. Toalston predeceased William H. Toalston and he became vested with title to said property as the surviving tenant by the entirety. William H. Toalston is now deceased and Grantor is vested with title to said property as the sole heir-at-law of William H. Toalston.

This is improved property, known as 215 Joyner Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following exceptions:

1. Property taxes for the year 1986, which have been prorated and assumed by Grantee.

2. Building restrictions and/or zoning ordinances of record, if any.

TO HAVE AND TO HOLD said land with the appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unemcumbered except as set forth above. Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS Grantor's hands this 24th day of October, 1986.

GRANTOR:

Frances Brawley
FRANCES BRAWLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before. the undersigned, a Notary Public in and for the State and County aforesaid, Frances Brawley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 1986.

Jacquelyn J. Timmons
Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $20.000.00.

Alex W. Brawley
Affiant

Sworn to and subscribed before me this 24th day of October, 1986.

Jacquelyn J. Timmons
Notary Public

My Commission Expires:

My Commission Expires Nov. 12, 1989

56334

IDENTIFICATION REFERENCE

Oct 24 3 36 PM '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 7019 PAGE 629

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
			20 .50- CA1T,	
			56.00 CSTAX	
			.50 PRFEE	
			6.00 MOLTP	
			CHECK 62.50-	
			0194A10/24/06 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56334

IDENTIFICATION REFERENCE

Oct 24 3 37 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04342