PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7036 PAGE 328

New Owner:	Send Tax Bills To:	Map & Parcel No.:
M. R. Dillard and wife, Sadie M. Dillard 522 B 39th Ave N Nashville, Tn 37209	Same	Map & Parcel: 92-9-21 (I) 92-9-32 (II)

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Thousand Dollars ($350,000) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Albert J. Del Favero, Ella F. Del Favero, and Hunter Short, Trustees, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto M. R. Dillard and wife, Sadie M. Dillard, hereinafter called the grantees, their heirs and assigns, a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A" Attached Hereto.

TO HAVE AND TO HOLD the said tracts or parcels 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 _____ hand___ this 4th day of November, ~~1985~~ 1986. ADF e/s/m/gw

6 | 9 | 2

NOV 10 2 44 PM '86

CERTIFIED REFERENCE

Albert J. Del Favero TR.

Ella F. Del Favero Tr.

Hunter Short, Trustee

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert J. Del Favero and wife, Ella F. Del Favero, Trustees, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Vista, California, this 4th day of November, 1986.

OFFICIAL SEAL
MARSINAH GENEVE MEYER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. Dec. 13, 1988

Marsinah Geneve Meyer
Notary Public
My Commission expires: December 13, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hunter Short, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of November, 1986.

Margaret O. Rhea
Notary Public

My Commission Expires: 9-11-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed before me this 10th day of November, 1986.

Margaret O. Rhea
Notary Public
My Commission expires: 9-11-86

EXHIBIT 'A'

Tract I:

Land in Davidson County, Tennessee being part of Lot Nos 1 and 9 on the plan of Clifton as of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee and being part of a 9.36 acre tract on the map of Richard S. West's land in West Nashville, not of record, and a part of the Barrow lands, not of record and being part of the 1.78 acre tract on the Clifton Plan of lots as of record in Book 421, Page 12, said Register's Office and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:

BEGINNING at an iron pin located in the easterly right-of-way of 39th Avenue North; said pin being the northwest corner of the Interstate Machinery, Inc., property (Tax Map 92-09, Parcel 20) and the southwest corner of the herein described land; thence with the easterly right-of-way of 39th Avenue North, N 7 degrees 15 minutes E a distance of 50.00 feet to an iron pin; thence leaving 39th Avenue North as follows: S 89 degrees 02 minutes E a distance of 150.00 feet to an iron pin; N 7 degrees 15 minutes E a distance of 276.33 feet to an iron pin in the southerly line of The Nashville Housing Authority Property; thence with The Housing Authorities southerly line S 81 degrees 03 minutes E, a distance of 747.53 feet to an iron pin in the westerly right-of-way of 38th Avenue North; thence with the westerly right-of-way of 38th Avenue North 59 degrees 86 minutes W a distance of 34.45 feet to an iron pin in the northerly right-of-way of Interstate 40; thence with the northerly right-of-way of Interstate 40 as follows: S 74 degrees 36 minutes W a distance of 386.15 feet to an iron pin; S 67 degrees 43 minutes W a distance of 445.32 feet to an iron pin; thence leaving Interstate 40 as follows: N 7 degrees 15 minutes E a distance of 95.00 feet to an iron pin; N 89 degrees 02 minutes W a distance of 150.00 feet to the point of beginning containing 3.85 acres more or less.

Being the same property known as Tract Nos. 1 thru 4 as conveyed by Quitclaim Deed from Albert John Del Favero, and wife, Ella F. Del Favero, to Albert J. Del Favero, Ella F. Del Favero and Hunter Short, Trustees, of record in Book 6441, Page 563, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee being part of Lots 127 and 128 on the Map of the Subdivision of the W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee and described according to a survey by Lonny G. Brown, dated October 14, 1986 as follows:

BEGINNING at an iron pin located at the Northeast corner of 38th Avenue North and Delaware Avenue; thence with the easterly right-of-way of 38th Avenue North N 9 degrees 46 minutes E a distance of 134.00 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of the alley S 83 degrees 08 minutes E a distance of 85.00 feet to an iron pin at the Northwest corner of The State of Tennessee Property; thence with the westerly line of the State of Tennessee S 8 degrees 37 minutes W a distance of 94.75 feet to an iron pin in the northerly right-of-way of Interstate 40; thence with the northerly right-of-way of Interstate 40 S 64 degrees 52 minutes W a distance of 71.78 feet to an iron pin in the northerly right-of-way of Delaware Avenue; thence with the northerly right-of-way of Delaware Avenue N 85 degrees 20 minutes W a distance of 28.03 feet to the point of beginning, containing 0.24 acres more or less.

Being the same property known as Tract No. 5 as conveyed by Quitclaim Deed from Albert John Del Favero and wife, Ella F. Del Favero, to Albert J. Del Favero, Ella F. Del Favero and Hunter Short, of record in Book 6441, Page 563, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7036 PAGE 331

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

350[illegible].00- CAMT.
900.[illegible]0 CSTAX
.50 [illegible]
9.00 MOR[illegible]
CHECK 9[illegible].50-
4475A[illegible]/10/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 9 1 2

IDENTIFICATION REFERENCE

Nov 10 2 44 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 10495