BOOK 7040 PAGE 900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,057,500.00.

William H. Freeman
Affiant

Subscribed and sworn to before me, this 14th day of November, 1986.

Julia C. Hall
Notary Public

My Commission expires: 12-12-89

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee: Metropolitan Federal Savings and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Blakemore Associates 2205 State Street Nashville, Tennessee 37203	SAME	TRACT I: 104-8-136 TRACT II: 104-8-135 TRACT III: 104-8-134 TRACT IV: 104-8-133 TRACT V: 104-8-132 TRACT VI: 104-8-131

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and the Grantee's assumption and agreement to pay timely and fully as they become due a certain promissory note in the original principal amount of Eight Hundred Ninety-One Thousand Nine Hundred Fifty-Six and 63/100 ($891,956.63) Dollars secured by a lien on all the hereinbelow described property, of record in Book 6411, page 770, and as amended in Book 6701, page 209, Register's Office for Davidson County, Tennessee, and also a certain promissory note in the original principal amount of One Hundred Forty-Four Thousand and No/100 ($144,000.00) Dollars secured by a lien on Tract II of the hereinbelow described property, of record in Book 6721, page 863, said Register's Office, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **OAKLEY S. RAY and wife, KATHLEEN W. RAY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BLAKEMORE ASSOCIATES,** a Tennessee General Partnership comprised of William H. Freeman, James A. Webb, III and George Gianikas, hereinafter called the Grantee, its successors and assigns, certain tracts of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 129 and 7-1/2 feet of the easterly side of Lot No. 128 on the Revised Plan of part of University Place, of record in Book 332, page 145, Register's Office for said County, described as follows:

Beginning at the northwest corner of Blakemore Avenue and 19th Avenue, South, formerly Everett Street, being the southeast corner of said Lot No. 129; thence with the northerly margin of Blakemore Avenue, westerly 57-1/2 feet, more or less, to a point 7-1/2 feet westerly from the corner of Lots Nos. 128 and 129; thence northerly parallel with and 7-1/2 feet westerly from the line between said two lots, 140 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 64-1/2 feet, more or less, to the westerly margin of 19th Avenue South; thence with the westerly margin of said Avenue, southerly 140 feet, more or less, to the beginning.

Being the same property conveyed to Oakley S. Ray and wife, Kathleen W. Ray, by deed from E. William Ewers and wife, Marge H. Ewers, of record in Book 6701, page 206, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 127 and the westerly 42-1/2 feet of Lot No. 128, on the Revised Plan of part of University Place, of record in Book 332, page 145, said Register's Office. Said parts of Lots Nos. 127 and 128 front together 62-1/2 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Kathleen W. Ray, by quitclaim deed from James M. Bates, Trustee, of record in Book 5437, page 985, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 126 and the westerly 30 feet of Lot No. 127 on the Revised Plan of part of University Place, of record in Book 332, page 145, Register's Office for said County. Said parts of said lots adjoin and front together 60 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Oakley S. Ray and wife, Kathleen W. Ray, by deed from Eugene L. Witt, Jr., and wife, Beatrice M. Witt, of record in Book 6308, page 595 and rerecorded in Book 6411, page 768, said Register's Office.

TRACT IV:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 123, all of Lots Nos. 124 and 125, and the westerly 20 feet of Lot No. 126 on the Revised Plan of part of University Place, a subdivision of land formerly owned by the American Baptist Home Mission Society, of record in Book 332, page 145, Register's Office for said County.

Said easterly 25 feet of Lot No. 123 fronts 25 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 140 feet to an alley. Said Lot No. 123 is the same as the east 37 feet of Lot No. 123 and the west 13 feet of Lot No. 124 on the original plan of record in Book 332, page 12, said Register's Office.

Said Lots Nos. 124 and 125 on said Revised Plan of part of University Place each front 50 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140 feet to an alley.

Said westerly 20 feet of Lot No. 126 on said Revised Plan fronts 20 feet more or less on the northerly side of Blakemore Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Oakley S. Ray, and wife, Kathleen W. Ray, by deed from A. F. Kuhlman, and wife, Virginia Wood Kuhlman, of record in Book 6356, page 899, said Register's Office.

TRACT V:

Land in Davidson County, Tennessee, being Lot No. 122 and the westerly one-half of Lot No. 123 on the Revised Plan of part of University Place, of record in Book 332, page 145, Register's Office for said County. Said Lot No. 122 and part of Lot No. 123 front together 75 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Oakley S. and Kathleen W. Ray, by deed from D. Martin Watterson, unmarried, of record in Book 6406, page 869, said Register's Office.

TRACT VI:

Land in Davidson County, Tennessee, being Lot No. 121 and the easterly 5 feet of Lot No. 120 on the Revised Plan of part of University Place, being a resubdivision of the land formerly owned by American Baptist Home Mission Society, of record in Book 332, page 145, Register's Office for said County. Said lot and part of lot adjoin and front together 57 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Kathleen W. and Oakley S. Ray by deed from Charles A. Howell, IV, and wife, Margaret G. Howell, of record in Book 6350, page 829, said Register's Office.

This property is unencumbered except for the following:

1. Deed of Trust, Assignment of Rents and Security Agreement of record in Book 6411, page 770, as amended in Book 6701, page 209, said Register's Office.

2. Deed of Trust of record in Book 6721, page 863, said Register's Office. (Tract II only.)

3. 1986 taxes, which have been prorated and assumed by Grantee.

This is improved property, known as: 1900, 1902, 1904, 1908, 2002 & 2004 Blakemore Avenue
(House Number) (Street)

(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of November, 1986.

Oakley S. Ray

Kathleen W. Ray

Kathleen W. Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oakley S. Ray, 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 14th day of November, 1986.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen W. Ray, the 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 and official seal at Nashville, Tennessee, this 13 day of November, 1986.

Brenda Y. Emery
Notary Public

My Commission Expires: [illegible]

63546

IDENTIFICATION REFERENCE

Nov 14 3 56 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 7040 PAGE 904

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
	CO	1,057,500-00		
			2961.00 CSTAX	
			.50 PRFEE	
			12.00 MDEED	
			CHECK 2973.50-	
			631BA 11/14/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6354 6

IDENTIFICATION REFERENCE

Nov 14 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12282