Name/Address of New Owners:

B.B. Doubleday, Jr.
1113 Church St.
Nashville, Tenn. 37203

Mail Tax Notices To:

Same
Map 133-2
Parcel 206 & 207 Is

PREPARED BY SMITH & SELLERS, ATTYS
MURFREESBORO, TENNESSEE FROM
INFORMATION FURNISHED BY THE PARTIES (pm)

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

BOOK 7041 PAGE 835

FOR AND IN CONSIDERATION of the sum of NINETY-THREE THOUSAND AND NO/100 ($93,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, we, the undersigned, EULALIA B. SCOTT, PATTIE B. VERNON, H. F. BAKER, JR., JOHN B. SPINING, by his Attorney-in-Fact, A. MILTON SPINING, ARTHUR M. SPINING, III, by his Attorney-in-Fact, A. MILTON SPINING, and WILLIAM P. SPINING, by his Attorney-in-Fact, A. MILTON SPINING, ELIZABETH C. SMITH, and BILLY BAKER ALLEN, have bargained and sold and do hereby transfer and convey unto B. B. DOUBLEDAY, JR., his heirs and assigns, forever, those two (2) certain tracts or parcels of real estate situated in the County of Davidson, State of Tennessee, and being described as follows, to-wit:

Known as 3215-3217 Nolensville Road; Map 133-02, Parcels 207 and 206, being Part of Lots 1, 2 and 3 on the Map of Radnor Place, not of record, which part of said Lots is bounded and described as follows:

BEGINNING at a point common to the westerly margin of the Nolensville Pike and the easterly margin of Lot No. 1, same being 63.25 feet north of the intersection of the westerly margin of said Nolensville Pike and the northerly margin of McClellan Avenue; thence in a northerly direction and with the westerly margin of said Nolensville Pike 98.9 feet to a point in the westerly margin of said Nolensville Pike; thence in a westerly direction and parallel with the northerly margin of McClellan Avenue to a point in the easterly margin of 15 foot alley to be opened and dedicated by the vendors herein, said alley to be off of the westerly part of Lot No. 3 and to run the entire length of said Lot No. 3 from McClellan Avenue northerly to a 15 foot alley now existing on said plan; thence at right angles southwardly and with the easterly margin of said 15 foot alley to be opened 86 feet to a point; thence eastwardly and parallel with the northerly margin of McClellan Avenue to the point of beginning, which tract is composed of the following property:

Being the same property conveyed to J. D. Pettie and H. F. Baker by Deed from A. C. Roth and wife, Jennie Roth, of record in Book 620, page 748, Register's Office for Davidson County, Tennessee. The said J.

D. Pettie having conveyed all of his right, title and interest to Mrs. Owen A. Allen of the property described below which is a revised description of the property described above of record in Book 904, page 95, Register's Office for Davidson County, Tennessee, to-wit:

A certain tract or parcel of land lying in the 6th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lots Nos. 1, 2 and 3 on the Plan of Radnor Place Subdivision, as of record in Book No. 421, page 58, of the Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of the Nolensville Road, said point being 63.25 feet northerly from the north margin of McClellan Avenue, and running thence northerly with the westerly margin of the Nolensville Road, 79.90 feet to a point; thence westerly with the north wall of Pettie & Baker's Storehouse, about 145 feet to the easterly margin of a 15 foot alley; thence with the easterly margin of said alley, 10 feet to a point 53 feet northerly from the north margin of McClellan Avenue; thence easterly and parallel to McClellan Avenue, 199.72 feet to the beginning.

A certain tract or parcel of land lying in the 6th Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of the Nolensville Pike, said point being 142.65 feet northerly from the northerly margin of McClellan Avenue, and on a line with the northerly margin of Pettie & Baker's present store building; thence northerly with the westerly margin of said Nolensville Pike 19-1/2 feet to a point in G. W. Bridges' line; thence westerly with said bridges' line, and parallel to the northerly margin of McClellan Avenue about 160 feet to the easterly margin of a right of way (which is 15 feet wide), 76 feet to a point 10 feet north of E. S. Hopper's north line; thence in a southeasterly direction, and parallel to Hopper's north line 35-1/2 feet to a point; thence with the northerly margin of Pettie & Baker's store building, about 133 feet to the point of beginning.

Being the same property conveyed to Mrs. Owen A. Allen by Deed from J. D. Pettie et al of record in Book 846, page 422, Register's Office for Davidson County, Tennessee.

The said Mrs. Owen A. Allen died July 6, 1981, and left a Will, probated in the County Court of Rutherford County, Tennessee, and her property was devised to her two children, Elizabeth C. Smith and Billy Baker Allen. H. F. Baker died November 10, 1961, and left a Will in Book 75, page 340, Probate Clerk's Office for Davidson County, Tennessee, devising the subject property to his wife, Clara, who died and left a Will in Book 95, page 430, in the Probate Clerks Office for Davidson County, Tennessee, and devised her property to her four children, Pattie B. Vernon, H. F. Baker, Jr., Eulalia B. Scott and Elizabeth Baker Spining, who was deceased and her three children took her share, to-wit: John B. Spining, Arthur M. Spining, III, and William P. Spining.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said B. B. DOUBLEDAY, JR., his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except by lien of the 1986 Taxes, which taxes are being prorated between the parties herein, the grantors paying to the grantee their proportionate share and the grantee assuming and agreeing to pay the same when due, and except by the Plan of Radnor Terrace Subdivision, of record in Plat Book 421, page 58, and the right-of-way easement of record in Book 620, page 748, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, forever, to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons, whomsoever.

Immediate possession of the within described property will be given to the grantee upon delivery of this Deed; subject, however, to the month to month rental agreement on the building.

WITNESS OUR HANDS this the 5th day of November, 1986.

Eulalia B. Scott

Pattie B. Vernon

H. F. Baker, Jr.

John B. Spining

By: Arthur M. Spining, Jr.
Attorney-in-Fact

Arthur M. Spining, III

William P. Spining

By: Arthur M. Spining, Jr.
Attorney-in-Fact

By: Arthur M. Spining, Jr.
Attorney-in-Fact

Elizabeth C. Smith

Billy Baker Allen

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, EULALIA B. SCOTT, 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 foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, on this the 10th day of November, 1986.

Jack N. Sloan
Notary Public

My commission expires: March 11, 1990

BOOK 7041 PAGE 888

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, PATTIE B. VERNON, 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 foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, on this the 10th day of November, 1986.

Jack N. Sloan
Notary Public

My commission expires: March 11, 1990

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, H. F. BAKER, JR., 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 foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, on this the 10th day of November, 1986.

Linda E. Smith
Notary Public

My commission expires: Oct. 24, 1988

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, A. MILTON SPINING, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (DEED) instrument as the free act and deed of the said JOHN B. SPINING, ARTHUR M. SPINING, III and WILLIAM P. SPINING, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said JOHN B. SPINING, ARTHUR M. SPINING, III, and WILLIAM P. SPINING, appearing of record in Book 4402, page 819, of the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, on this the 12th day of November, 1986.

Notary Public

My commission expires: 9-17-88

BOOK 7041 PAGE 839

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, ELIZABETH C. SMITH, 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 foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, on this the 14th day of November, 1986.

Notary Public

My commission expires: 10-18-90

STATE OF TENNESSEE)
ss.
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named, BILLY BAKER ALLEN, 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 foregoing (DEED) instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro Tennessee, on this the 14th day of November, 1986.

Notary Public

My commission expires: 10-18-90

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

R. B. Wardlaw, Jr.
Affiant

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

Notary Public

My commission expires: 10-18-88

BOOK 7041 PAGE 890

63960

IDENTIFICATION REFERENCE

Nov 17 2 05 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7041 PAGE 891

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
			93000.00- CAMT.	
			260.40 CSTAX	
			.50 PRFEE	
			18.00 MDEED	
			CHECK 273.90-	
6805A		11/17/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63960

IDENTIFICATION REFERENCE

Nov 17 2 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.12761