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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: 1/10/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCINDA E. SMITH, 95 White Bridge Road, Suite 208, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parkwood Glen Partnership (NAME)	Same (NAME)	Map: 91-9
629-631, Second Avenue N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels: 56, 104, 105, 270
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTON F. CROSS and wife, JEAN J. CROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARKWOOD GLEN PARTNERSHIP, a general Tennessee partnership

HEREINAFTER CALLED THE GRANTEES, 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 Lots 23, 24, 29 and 30 on the Map of T. M. Nall's Subdivision of record in Book 421, page 63, Register's Office for Davidson County; Said lot No. 23 fronts 100 feet on the southerly side of Robertson Street and runs back between parallel lines, 217.8 feet to a dead line; Said lot No: 24 fronts 100 feet on the southerly side of Robertson Street and runs back between parallel lines 217.8 feet to the north line of Lot No. 29; Said Lot No: 29 fronts 100 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet to the south line of Lot No: 24; Said Lot No: 30 fronts 100 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet to a dead line.

A more complete description of the property is attached.

Lots Nos: 23 and 30 being the same property conveyed to Eston F. Cross and wife Jean J. Cross by deed from L. A. Moss and wife, Kathleen M. Moss, of record in Book 3569, page 190, R.O.D.C.; a portion of Lot No: 30 being the same property conveyed by Eston F. cross and wife, Jean J. Cross, to Luther Floyd Cross and wife, Judy Cross, of record in Book 4424, page 602, and reconveyed to Eston F. Cross and wife, Jean Cross, by deed of record in Book 4892, page 372, R.O.D.C.

Lots Nos: 24 and 29 being the same property conveyed to Eston F. Cross and wife, Jean J. Cross, by deed from Charles E. Woodside and wife, Mary Frances Woodside of record in Book, 3435, page 190, R.O.D.C.

This conveyance made subject to the following easement, restrictions and matters of public record to-wit: taxes levied and assessed which are due and payble to Metropolitan Government of Nashville and Davidson County for 1986, a lien not yet due and payable; easement for maintenance of water main across Lot No: 23, of record in Book 4424, page 602, R.O.D.C.; matters shown of the Plat of T. M. Nall's Subdivision of record in Book 421, page 63, R.O.D.C.

This is unimproved ( ) improved (X) property, known as 6201 Robertson Avenue and 6206 Deal Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 our hands this 15 day of December, 19 86

Eston F. Cross

Jean J. Cross.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, SARAH P. FLEMING, a Notary Public in and for said County and State, the within named Eston F. Cross and wife, Jean J. Cross

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 1986.

Sarah P Fleming
Notary Public

Commission Expires 1/10/89

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
ESTON F. CROSS and wife, JEAN J.

TO
PARKWOOD GLEN PARTNERSHIP, a general Tennessee partnership

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the 2nd Civil District of Davidson Co., Tn., being all of Lots 29 and 23 and a portion of Lot 3D on the Plat of T.M.Nall's Subdivision of Lots 18, 19, 20 of B.F. Cockrill land as evidenced in Book 421, Page 63, R.O.D.C., Tn. and being more particularly described as follows:

Beginning at an iron pin said pin being in the Northerly margin of Deal Avenue (50' R.O.W.) and the Southernmost common corner between Lots 28 and 29 of said T. M. Nall's Subdivision thence,

1) Leaving said margin of Deal Ave. and with common line of lots 28 and 29 of said T.M.Nall's Subdivision, N 09° 23' 18" E a distance of 218.31' to an iron pin, the common corner of Lots 28, 29, 25, 24, thence

2) With the common line between Lots 29 and 24 of said T.M.Nall's Subdivision, S 81° 55' 46" E a distance of 100.00' to an iron pin, thence

3) With the Westerly line of Lot 23 of the T.M.Nall's Subdivision, N 09° 23' 18" E a distance of 217.80' to an iron pin in the Southerly margin of Robertson Avenue (50' R.O.W.), thence

4) With said margin of Robertson Avenue, S 81° 55' 46" E a distance of 100.00' to an iron pin, thence

5) Leaving said margin of Robertson Avenue end with the Easterly line of Lot 23 of the T.M.Nall's Subdivision, S 09° 38' 20" W a distance of 273.33' to an iron pipe in the Easterly line of Lot 30 of the T.M.Nall's Subdivision, thence

6) Leaving said Easterly line, and severing Lot 30, N 82° 43' 45" W a distance of 48.86' to an iron pin, thence

7) S 09° 25' 58" W a distance of 161.32' to an iron pin in the Northerly margin of Deal Avenue, thence

8) With said margin, N 82° 14' 14" W a distance of 149.86' to the point of Beginning and containing 1.31 acres.

Being all of the property conveyed to Eston F. Cross and wife, Jean Cross, as evidenced in Book 4892, Page 372, R.O.D.C., Tn. and a portion of the property conveyed to Eston F. Cross and Jean J. Cross as evidenced in Book 3435, Page 350 R.O.C.D., Tn., and a portion of the property conveyed to Eston F. Cross and wife, Jean J. Cross, as evidenced in Book 3569, Page 190, R.O.D.C., Tn.

An easement for the maintenance of a water main across Lot 23 of the T.M.Nall's Subdivision was granted in Book 4424, Page 602, R.O.D.C., Tn., said easememt is located on the Westerly 10 feet of the Easterly 35' of said Lot.

An easement for Nashville Electric Service across the rear of Lots 29 and 30 of said T.M.Nall's Subdivision. No easement document found.

7351 5

IDENTIFICATION

Dec 16 3 12 PM '86

REGISTER'S OFFICE

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

RECEIVED OF _____

FOR _____

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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

84250.00- CAMT.
235.76 CSTAX
.50 PREC
2.00 WDS
CHECK 245.26-
7731 12/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.35 I 5.

IDENTIFICATION REFERENCE

DEC 16 3 12 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No23504