THIS INSTRUMENT PREPARED BY:
Earl Thompson, Attorney
162 Fourth Avenue, North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
I. C. Waddey, Jr., unmarried (NAME)	I. C. Waddey, Jr. (NAME)	Map 105-8
500 Church St., 2nd Floor (STREET ADDRESS OR ROUTE NUMBER)	500 Church St., 2nd Floor (STREET ADDRESS)	Parcels 198, 199,
Nashville, TN 37219 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	261, 262 & 263

For and in Consideration of the sum of SEVENTY-FIVE THOUSAND and no/100 ---------- *DOLLARS*

the receipt of which is hereby acknowledged.

BOOK 7095 PAGE 78

Ray O. Davis and wife Hazel B. Davis *have bargained and sold, and by these presents do transfer and convey unto the said* I. C. Waddey, Jr., unmarried *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 10-14 both inclusive on the Map of Charles W. Davis Resubdivision of Lots 161-203 inclusive of George I. Waddey's Subdivision of Provine Place a part of St. Mary's Orphan Asylum Lots & a resubdivision of John Woodard Place, not of record, & more particularly described as:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west on Lester Avenue and being all of Parcels 198, 199, 261, 262 and 263 on Davidson County Property Map 105-8 and being more fully described according to survey by Ragan, Smith, Murphy & Associates, Inc. dated 11-11-86, Job No. 86-106 as follows:

Beginning at a point at the intersection of the north margin of Culvert Street and the west margin of Lester Avenue, thence N 80 deg. 03' 15" W a distance of 166.00 feet with the nort margin of Culvert Street to a point, thence N 4 deg. 03' 46" E a distance of 256.00 feet wit an old tree row to a point, thence S 85 deg. 30' 00" E a distance of 124.18 feet to a point on the south margin of relocated Factory Street, thence easterly with a curve to the left having a radius of 597.96 feet and a central angle of 1 deg. 40' 06" (chord bearing and distance of S 65 deg. 14' 07" E 17.41 feet) a distance of 17.41 feet with the south margin of relocated Factory Street to a point, thence with a curve to the right having a radius of 40.00 feet and a central angle of 70 deg. 34' 11" (Chord bearing and distance of S 30 deg. 47' 05" E 46.21 feet), a distance of 49.27 feet to a point on the west margin of Lester Avenue, thence S 4 deg. 30' W a distance of 227.99 feet with the west margin of Lester Avenue to the point of beginning and containing 43,371 square feet, more or less.

Being property conveyed to Ray O Davis by deed from Beatrice Lockhart and husband W. L. Lockhart of record in Book 1151, page 306, as corrected in Book 2104, page 91, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of December 19 86

Notary Public

My commission expires: 10/24/88

(Affix Seal)

unimproved (X)
This is improved ( ) property, known as Lester Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ray O. Davis and wife Hazel B. Davis their *heirs and assigns, forever.*

And we *do covenant with the said* I. C. Waddey, Jr., unmarried *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.*

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* I. C. Waddey, Jr., unmarried his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* December, *19*86, ~~XXXX~~ their *having caused* ~~XXX~~ *name* s *to be signed hereto* ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ *on said day and date.*

Ray O. Davis
RAY O. DAVIS

Hazel B. Davis
HAZEL B. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Diana L Rust, a Notary Public in and for said County and State, the within named Ray O. Davis and wife Hazel B. Davis,

the bargainor s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1986.

Diana L Rust, Notary Public.

Commission Expires 10/24/88

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

RAY O. DAVIS AND WIFE,

HAZEL B. DAVIS

TO

I. C. WADDEY, JR., Unmarried

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

79948

IDENTIFICATION REFERENCE

JAN 5 12 21 PM '87

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 7095 PAGE 81

Mail
Darrell L. West
atty
303 Cleveland St
Suite 102

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

RECEIVED OF _____

FOR _____

BOOK 7095 PAGE 82

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			750.[illegible]- CAMT.	
			210.[illegible] STATX	
			.50 PRFEE	
			12.00 MORTG	
			CHECK 22[illegible].50-	
			4001801/5/87 BAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79948

IDENTIFICATION REFERENCE

JAN 5 12 21 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No30635