THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
F. B. Shockley, Sr. 740 Ringgold Drive Nashville, TN 37207	Same	Map 81-15 Parcel 334 & 335 Map 81-16 Parcel 1

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

B & W Real Estate Investments, a partnership, by Dwayne W. Bailey, partner, authorized to execute the warranty deed on behalf of B & W Real Estate Investments,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

F. B. Shockley, Sr. and wife, Avo E. Shockley

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1 Land in Davidson County, Tennessee, being parts of Lot Nos. 320, 321 and 322, on the plan of D. T. McGavock and others Addition, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lots adjoin and front together 40 feet on the north side of Heiman Street and run back between parallel lines 140 feet to a dead line, and beginning 170 feet east of the east margin of Odd Street.

Included but specifically excluded in this above description is a tract of land that was taken by decree from Herbert Nesbitt by the State of Tennessee and more particularly described in Book 4270, page 347, Register's Office for said County to which reference is made more a more detailed description.

Parcel 2 Being parts of Lot Nos. 320, 321 and 322, D. T. McGavock and others Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of an alley, said point being the northwest corner of the property conveyed to Mary Euless, by deed of record in Book 962, page 578, Register's Office, also being the northeast corner of the property conveyed to Thomas Cox, by deed of record in Book 675, page 377, Register's Office; thence with the margin of said alley, easterly 40 feet to a point; thence southerly 95.03 feet to a point in the northwesterly right of way of interstate highway; thence with the same, south 51 degrees 54' 43" west 43.09 feet to a point in the dividing line between Euless and Cox aforesaid; thence with the line between said property, northwardly 111.77 feet to the point of beginning.

Parcel 3 Being parts of Lots 320, 321 on the Plan of D. T. McGavock et al Addition of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of an alley in the easterly line of Lot 321, said point being 79.11 feet as measures along said alley from Heiman Street, being the northeast corner of Tract No. 2 as conveyed to State of Tennessee by deed of record in Book 4135, page 817, said Register's Office, thence along said alley, northwardly 66.89 feet to a point which is 10 feet southerly from the common corner of Lots 319, 320; thence westerly parallel to and 10 feet south of the line between Lots 19 and 20, 16 feet more or less to a point; thence southerly 78.9 feet to the northwest corner of the property conveyed to State of Tennessee, above referred to; thence with their northerly line, easterly 34.67 feet to the point of beginning.

Being the same property conveyed to B & W Real Estate Investments by deed from Katherine A. Hardin of record in Book 7345, page 719, Register's Office for Davidson County, Tennessee.

Taxes for the year 1988 are prorated and assumed by the Grantees herein.

( ) unimproved
This is (x) improved property at 1400, 1402, 1404 Heiman Street, Nashville, TN

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 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 my hand this 11th day of May, 1988.

B & W REAL ESTATE INVESTMENTS

By: Dwayne W. Bailey
DWAYNE W. BAILEY, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Dwayne W. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of B & W Real Estate Investments, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 11th day of May, 1988, at Nashville, Tennessee.

My Commission Expires: 1-31-89

NOTARY PUBLIC

BOOK 7543 PAGE 234

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00 .

J. B. Stuckey, Sr.
AFFIANT

Subscribed and sworn to before me this 11TH day of May 1988.

My Commission Expires:

3-25-89

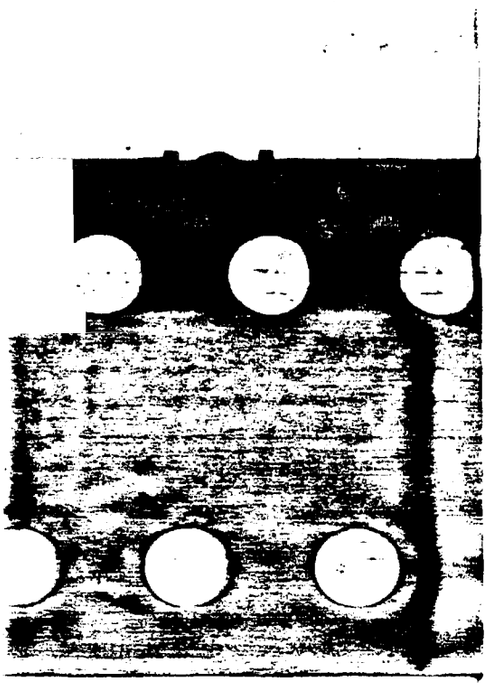
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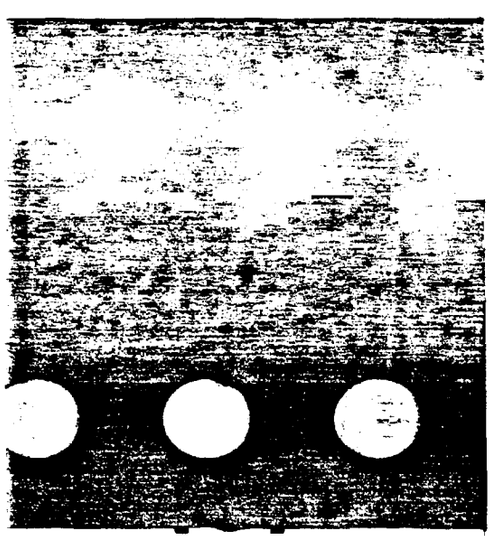
30170

IDENTIFICATION

MAY 13 8 50 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7543 PAGE 235

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	30000.00
CONV TX	34.00
PRFEE	0.50
MISC	9.00
TOTAL	93.50
CHECK	93.50

05/13/88 01 08:52 0001 STW

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30170

IDENTIFICATION REFERENCE

MAY 13 8 50 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 90918