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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 $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 1988

Notary Public

MY COMMISSION EXPIRES: 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Phone 242-5020

Gerald A. Burkett, Attorney at Law, 211 Union Street, Nashville, Tn 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Edward Bay Roberts et ux (NAME)	Edward Bay Roberts et ux (NAME)	92-16 127
508 Cornersville Road (STREET ADDRESS OR ROUTE NUMBER)	508 Cornersville Road (STREET ADDRESS)	
Lewisburg, TN 37091 (CITY) (STATE) (P O ZIP)	Lewisburg, Tn 37091 (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 Lyndal Roberts and wife, Margaret Roberts,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Bay Roberts and wife Mary Ann Roberts,

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 part of Lot No. 146 on the plan of the Boyd Home Tract, as of record in Book 21, page 39, R.O.D.C., Tennessee.

Beginning on the northerly margin of Broadway, formerly Broad Street, at the southeast corner of the property conveyed to George L. Knight by deed from the First National Bank, of record in Book 328, page 572, said Register's Office, said point being 62½ feet east of the easterly margin of Lyle Avenue; thence with the northerly margin of Broadway, eastwardly 64 feet, more or less, to the southwest corner of the property conveyed to Anna R. Foutch by deed from Sigma Nu Chapter House Assoc., of record in Book 1258, page 617, said Register's office; thence with the westerly line of said Foutch property, northwardly 140 feet to the southerly margin of an alley; thence with said alley, westwardly 62½ feet, more or less, to the northeast corner of said Knight property; thence with the easterly line of said Knight property, southwardly 145 feet, more or less, to the beginning.

BEING the same property conveyed to Lyndal Roberts and wife Margaret Roberts, by Installment Deed from Neill S. Brown (who did not use said property as his usual place of residence for himself or his wife), of record in Book 6076, page 421, Register's Office for Davidson County, Tennessee.

68085

IDENTIFICATION REFERENCE

SEP 16 9 44 AM '88

REGISTER'S OFFICE DAVIDSON COUNTY, TN

7663 09/16 0101 03CHECK 306.80

unimproved ( )
This is improved (X) property, known as 1906 Broadway, Nashville, Tennessee 37203
(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 11th day of August, 1988

Lyndal Roberts
LYNDAL ROBERTS
SS# [redacted] 6909

Margaret Roberts
MARGARET ROBERTS
SS# [redacted] 8017

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned , Gerald A. Burkett, a Notary Public in and for said County and State, the within named Lyndal Roberts and wife Margaret Roberts

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 11th day of August, 1988.

Gerald A. Burkett
Notary Public

Commission Expires 1 9 91

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 _____

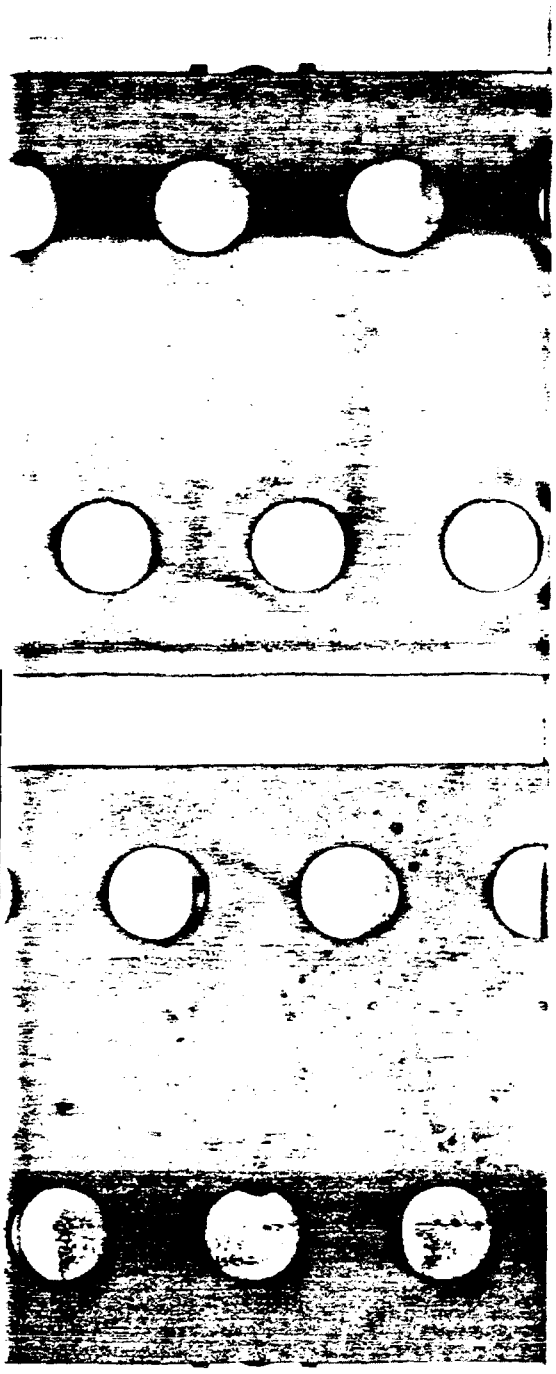
WARRANTY DEED

FROM
LYNDAL ROBERTS AND WIFE
MARGARET ROBERTS

TO
EDWARD BAY ROBERTS AND WIFE
MARY ANN ROBERTS

ATTORNEYS TITLE™
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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 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	91000.00
CON TX	300.30
PRFEE	0.50
WDEED	6.00
TOTAL	306.80
CHECK	306.80

09/16/88 01 09:46 0001 7663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68085

IDENTIFICATION REFERENCE

SEP 16 9 44 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 134675