BOOK 7704 PAGE 745

WARRANTY DEED 8236 11/16 0101 03CHECK 834.50

FROM: John G. Russell, Jr., et ux,
Grantors
TO: R & B Properties,
a partnership, Grantees

This instrument was prepared by:
Thomas P. Kanaday, Jr.
Farris, Warfield & Kanaday - Box 41
Suite 1900
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
R & B Properties 205 Bowling Avenue Nashville, TN 37205	R & B Properties	104-09-238 Field Book Numbers 26W 08230

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand Dollars ($250,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of November, 1988.

Kathleen Patti Snow
Notary Public

My Commission Expires: 5-13-90

KATHLEEN PATTI SNOW NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand Dollars ($250,000) and other good and valuable consideration evidenced by an agreement of even date herewith, the receipt and sufficiency of which are hereby acknowledged, John G. Russell, Jr. and wife, Donna Russell, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said R & B Properties, a partnership composed of Elise Anderson, J. R. Groseclose, and William E. Lewis, Grantees,

their heirs, successors, 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 the southerly 75 feet of Lot No. 1 and the northerly 25 feet of Lot No. 2, Block "J" on the Map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 100 feet on the westerly side of Bowling, formerly Whitland Avenue, and runs back between parallel lines 180 feet to a dead line in the rear.
>
> Being the same property conveyed to John G. Russell, Jr. and wife, Donna Russell, by deed from Frank L. von Schmittou, unmarried, of record in Book 4178, page 919, Register's Office for Davidson County, Tennessee.

This is improved property, known as 205 Bowling Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

> 1. The lien for 1988 taxes which have been prorated and will be paid by Grantees.
>
> 2. All easements, conditions and other matters shown on the Plan of Record recorded in Book 332, page 41, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs,

successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 15th day of November, 1988.

John G. Russell, Jr.
JOHN G. RUSSELL, JR.

Donna Russell
DONNA RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen Patti Snow, a Notary Public of said County and State, JOHN G. RUSSELL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of November, 1988.

Kathleen Patti Snow
Notary Public

My Commission Expires: 5-13-90

KATHLEEN PATTI SNOW NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen Patti Snow, a Notary Public of said County and State, DONNA RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of November, 1988.

Kathleen Patti Snow
Notary Public

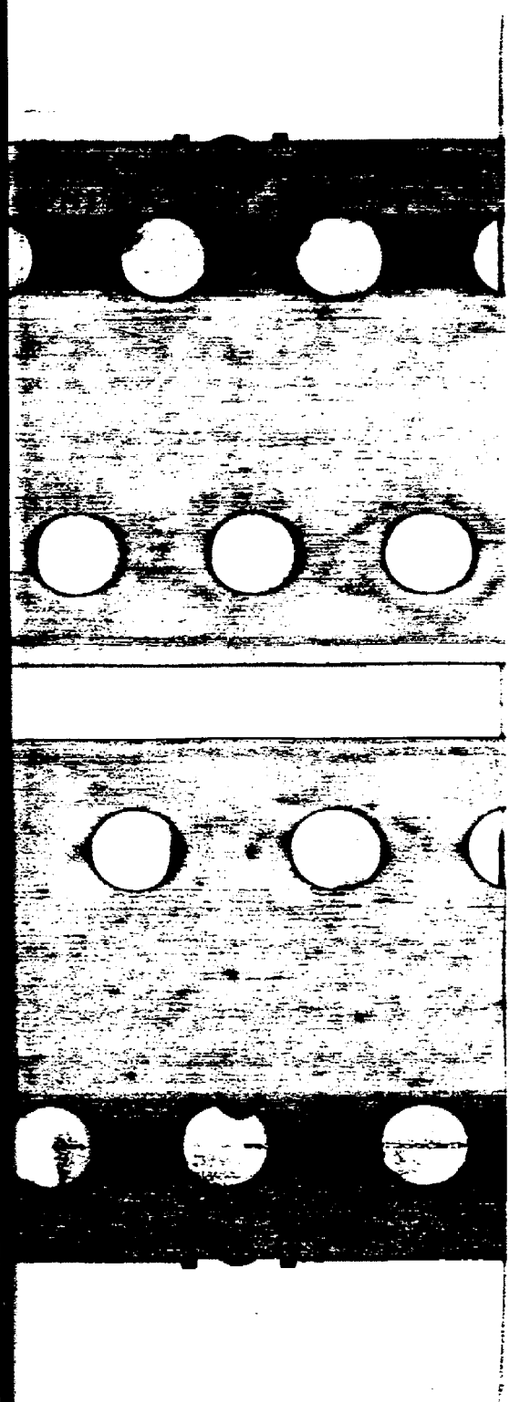
My Commission Expires: 5-13-90

KATHLEEN PATTI SNOW NOTARY PUBLIC AT LARGE STATE OF TENN.

8.5 9 5 0

TENNESSEE REAL ESTATE TRANSFER TAX
Nov 16 2 40 PM '88
RECEIVED FOR RECORD

1183K/11-15-88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7704 PAGE 748

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	250000.00
CON TX	825.00
PRFEE	0.50
MDEED	9.00
TOTAL	834.50
CHECK	834.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/88 01 14:51 0001 8236

85950

TENNESSEE REFERENCE

Nov 16 2 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 154791