Box 58/R.O.D.C.

BOOK 7721 PAGE 69

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

James P. Alley Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 88

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES January 21, 1990
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center Nashville, TN 37238-0057
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
James P. Alley, Sr.	NEW OWNER	MAP 106-5
(NAME)	(NAME)	
76 & 80 Paris Avenue		PARCELS 49 & 51
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, John Dix, a/k/a John W. Dix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Alley, Sr.

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:

TRACT I: Being the southerly 25 feet of Lot No. 29 and the northerly 35 feet of Lot No. 30 of Minton's Subdivision of Lots Nos. 1, 5 and 6 of the W. L. Nance Lands, of record in Book 161, page 95, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 29 and 30 front together 60 feet on the easterly side of Paris Avenue, and run back between parallel lines 175 feet, more or less, to a dead line.

TRACT II: Being the southerly 35 feet of Lot No. 28 and the northerly 25 feet of Lot No. 29 on the Map of Minton's Subdivision of Lots Nos. 1, 5 and 6 of the W. L. Nance Lands, as of record in Book 161, page 95, Register's Office for said County.

Said Southern 35 feet of Lot No. 28 and the northerly 25 feet of Lot No. 29 front 60 feet on the easterly side of Paris Avenue and run back between parallel lines 175 feet to a dead line on which it measures 60 feet.

TRACT I & II: Being the same property conveyed to John Dix, a single person, by deed from Jerry Costa and wife, Viola Costa of record in Book 5486, page 409, Register's Office for Davidson County, Tennessee.

TRACT III: LAND in Davidson County, Tennessee being the southerly 15 feet of Lot No. 30 and the northerly 45 feet of Lot No. 31 on the Map of Minton's Subdivision of Lots, of record in Book 161, page 95, Register's Office for Davidson County, Tennessee.

See attached Exhibit "A" for continuation of Legal description

unimproved ( )
This is improved (XX) property, known as 76 & 80 Paris Avenue, Nashville, TN 37210
(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 my hand this 2nd day of December, 19 88

John Dix

John Dix

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, John Dix, a/k/a John W. Dix

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

Witness my hand at office, this 2nd day of December, 19 88.

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

BOOK 7721 PAGE 70

WARRANTY DEED

FROM

John Dix, a/k/a John W. Dix

TO

James P. Alley, Sr.

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057

CONTINUATION PAGE FOR WARRANTY DEED

Said Part of said Lots adjoin and front together 60 feet on the easterly side of Paris Avenue and runs back between parallel lines 175 feet to a dead line.

TRACT III: Being the same property conveyed to John W. Dix and wife, Lois S. Dix by deed from Johnnie B. Cannon of record in Book 4792, page 610; Lois S. Dix Quitclaimed her interest to John W. Dix of record in Book 4991, page 157; John W. Dix Quitclaimed one-half undivided interest to John M. Dix and wife, Donna M. Dix of record in Book 6799, page 390, and John M. Dix and wife, Donna M. Dix conveyed their one-half undivided interest back to John W. Dix of record in Book 7174, page 948, all in the Register's Office for Davidson County, Tennessee

John Dix being one in the same person as John W. Dix.

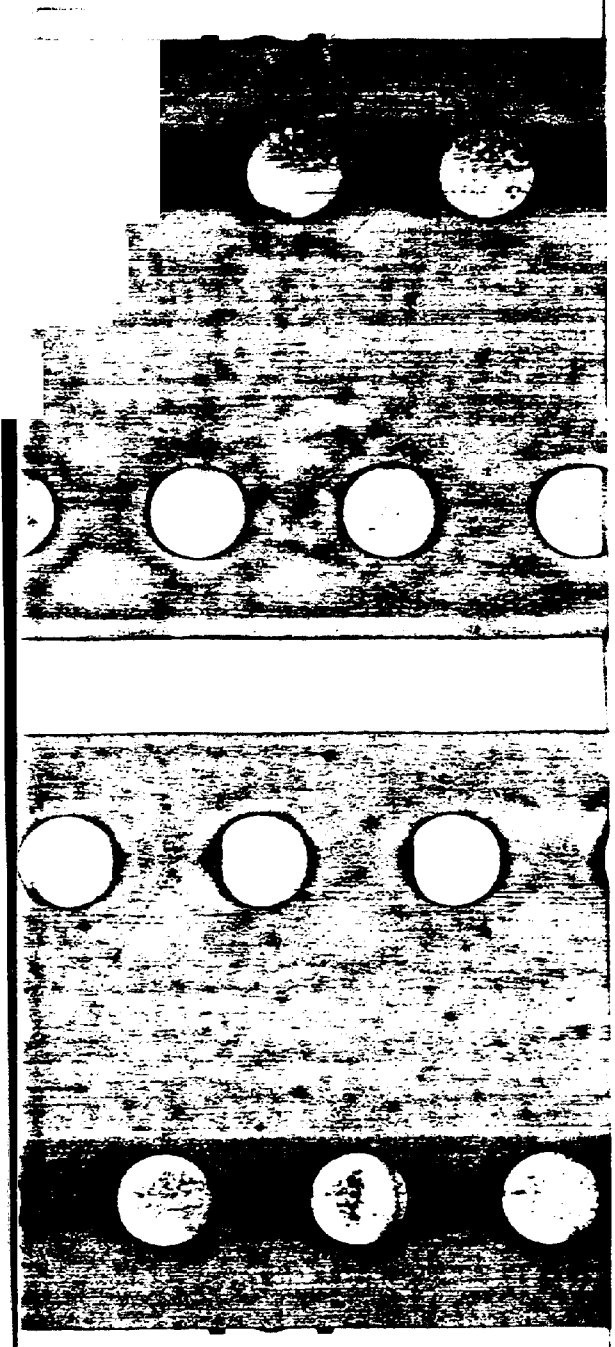
9 1 2 5 1.

IDENTIFICATION REFERENCE

Dec 6 2 [illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4719 12/06 0101 03CHECK 537.50



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

RECEIVED OF _____

FOR _____

BOOK 7721 PAGE 72

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

CAMT	160000.00
CON TX	528.00
PRFEE	0.50
WDEED	9.00
TOTAL	537.50
CHECK	537.50

12/06/88 01 14:18 0001 4719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 2 5 1.

IDENTIFY REFERENCE

Dec 6 2 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160930