BOOK 7917 PAGE 564

58792

6848 08/17 0101 03CHECK 1225.75
IDENTIF. TREFERENCE

This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
1100 Seventeenth Avenue, South
Nashville, Tennessee 37212.

AUG 17 1 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Joe H. Talbot, III Joe Talbot & Associates Two Music Circle South Nashville, TN 37203	Same	93-13-0-325 and 94-09-0-083

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TALWOOD ENTERPRISES, a partnership composed of Joe H. Talbot, III and Ronald O. Yearwood, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE H. TALBOT, III, hereinafter called the Grantee, his heirs and assigns, certain tracts and parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:

Parcel One:

Land in Davidson County, Tennessee, described as follows:

Beginning for the same at a point on the North side of Hawkins Street distant westerly 108 feet from a point where the prolongation of the northern most line of Hawkins Street extended easterly would intersect with the western most line of the prolongation of 15th Avenue, South; thence North 9 deg. 5' 00" east 205 feet to the south side of an alley 20 feet wide there situate; thence south 82 deg. 7' 00" east 100 feet along the south side of said alley; thence south 9 deg. 5' 00" west 175.27 feet to a point intersecting an arc and thence along a curve to the right (radius equals 60 feet) south 59 deg. 34' 33" east 62.39 feet to the north line of Hawkins Street; thence North 82 deg. 8' 00" west 49.5 feet along the north side of Hawkins Street to the place of beginning.

Being the same property conveyed to Talwood Enterprises, a partnership composed of Joe H. Talbot, III and Ronald O. Yearwood, by deed from Square Inch of Music City, U.S.A., a limited partnership, of record in Book 4754, page 655, Register's Office for Davidson County, Tennessee.

Parcel Two:

Being part of Lot No. 36 on the Plan of Sigler's Addition, of record in Plat Book 1, page 4, Register's Office for Davidson County, Tennessee described

according to a survey made by Barge, Waggoner and Sumner, Engineers, dated May 26, 1971, as revised May 28, 1971, as follows:

BEGINNING at a point in the west margin of 15th Avenue South; thence with said Avenue, South 9 deg. 19' West, 138.5 feet to a point; the beginning of a curve to the right having a radius of 60.0 feet; thence around said curve 29.92 feet to a point; thence leaving said Avenue, North 9 deg. 05' East, 174.9 feet to a point in the south margin of an alley; thence with a curve to the right having a radius of 7.83 feet a distance of 12.50 feet to the point of beginning.

Being the same property conveyed to Talwood Enterprises, a partnership composed of Joe H. Talbot, III and Ronald O. Yearwood, by deed from the Metropolitan Development and Housing Agency, of record in Book 4839, page 414, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Visco Industrial Subdivision, Resubdivision of Lots Nos. 6 and 7, as of record in Book 3842, page 123, Register's Office for said County.

Said Lot No. 2 fronts 100.0 feet on the easterly side of Visco Court and extends back 150 feet on the southerly line and 150 feet on the northerly line to a dead line, measuring 100.0 feet thereon.

Being the same property conveyed to Talwood Enterprises, a partnership composed of Ronald O. Yearwood and Joe H. Talbot, III, by deed from William D. Castleman, Trustee, of record in Book 4624, page 438, Register's Office for Davidson County, Tennessee, corrected by Deed of Correction of record in Book 4862, page 755, said Register's Office.

This conveyance is subject to all easements and restrictions of record and 1989 real property taxes, which have been assumed by the Grantee.

This is improved property known as Tract One: 2 Music Circle South, Nashville, Tennessee 37203 and Tract Two: 70 Visco Court, Nashville, Tennessee 37210.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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 the 11th day of August, 1989.

TALWOOD ENTERPRISES, a partnership composed of JOE H. TALBOT, III and RONALD O. YEARWOOD

By: Joe H. Talbot III
Joe H. Talbot, III, Partner

By: _____
Ronald O. Yearwood, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Joe H. Talbot III
Affiant

Subscribed and sworn to before me, this the 11th day of August, 1989.

Christian A. Horsnell
NOTARY PUBLIC

My Commission Expires: 10-09-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christian A. Horsnell, a Notary Public of the State and County aforesaid, personally appeared Joe H. Talbot, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Talwood Enterprises, a Partnership, the within named bargainor, and that he as such partner being authorized so to do, 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, at office in Nashville, Tennessee this 11th day of August, 1989.

Christian A. Horsnell
Notary Public

My Commission Expires:
10-09-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

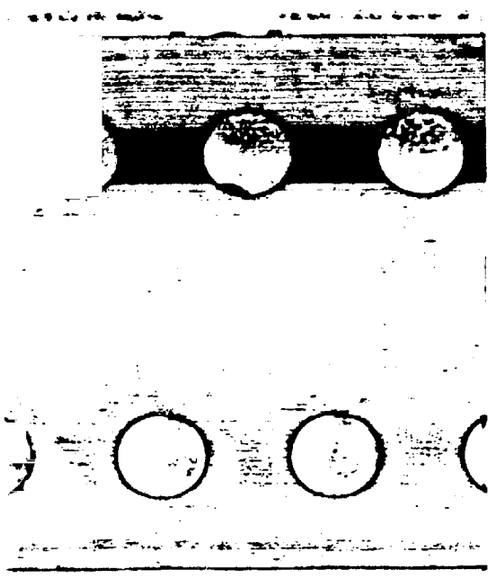
Before me, Christian A. Harsnell, a Notary Public of the State and County aforesaid, personally appeared Ronald O. Yearwood, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Talwood Enterprises, a Partnership, the within named bargainor, and that he as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

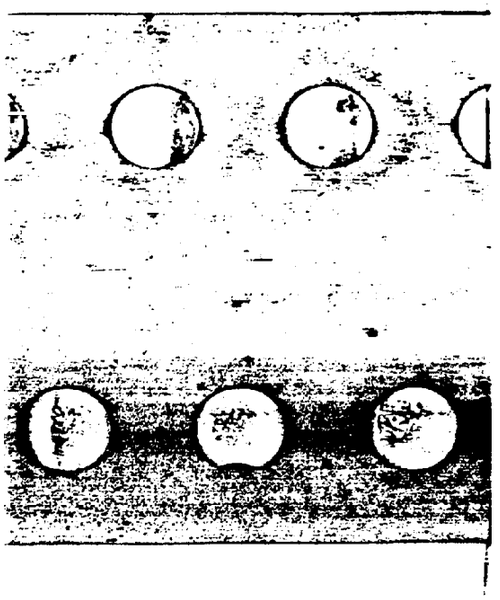
Witness my hand and seal, at office in Nashville, Tennessee this 11th day of August, 1989.

Notary Public

My Commission Expires:
10-09-91

(TALBOT.WD:8/9/89)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7917 PAGE 568

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 367500.00
				CON TX 1212.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1225.75
				CHECK 1225.75
08/17/89	01			13:56 0001 6848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58792

IDENTIF. REFERENCE

AUG 17 1 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 240111