WARRANTY DEED Box 41 BOOK 8005 PAGE 188

FROM: Stanton L. Carter, Jr. and Marvine C. Nix, Grantors

TO: L & R Investment Company, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
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
P.O. Box 121137 Nashville, TN 37212		104-8-334
	Same	Field Book Numbers
		22W 16395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Two Thousand Five Hundred Dollars ($202,500.00).

Jeffrey R. King
Affiant

SUBSCRIBED AND SWORN TO before me, this the 14 day of December, 1989.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Two Hundred Two Thousand Five Hundred Dollars ($202,500.00), the receipt and sufficiency of which are hereby acknowledged, Stanton L. Carter, Jr. and Marvine C. Nix, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said L & R Investment Company, Grantee, its 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 part of Lot No. 42 on the Plan of O.B. Hayes Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County and described as follows:
>
> Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 100 feet 9 inches

North of the southerly line of said Lot No. 42; thence with said Avenue, northwardly 50 feet, thence westwardly 157 feet 3 inches, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence eastwardly 157 feet 3 inches, more or less, to the beginning.

Being part of the same property conveyed to Stanton L. Carter, Jr. and Marvine C. Nix by deed from Blanche Shannon Carter of record in Book 5797, page 301, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1313 16th Avenue, South, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes which have been prorated and will be paid by Grantee.

2. All matters shown on the Plan of Record recorded in Book 21, page 87, said Register's Office.

Stanton L. Carter, Jr. states that the above-described property is not his residence nor that of his spouse. Marvine C. Nix states that she is an unmarried woman.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee 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 Grantee, its 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 14th day of December, 1989.

Stanton L. Carter Jr.
STANTON L. CARTER, JR.

Marvine C. Nix
MARVINE C. NIX

89336

IDENTIF. TREFERENCE

Dec 14 4 10 PM '89

DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, STANTON L. CARTER, 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 14 day of December, 1989.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, MARVINE C. NIX, 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.

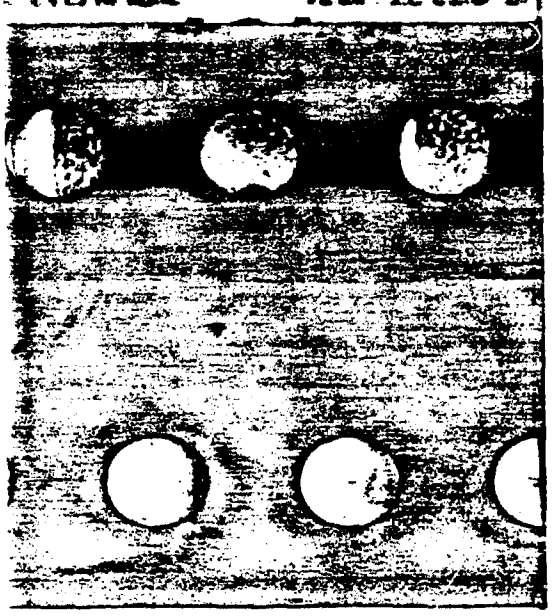
Witness my hand, at Office, this 14 day of December, 1989.

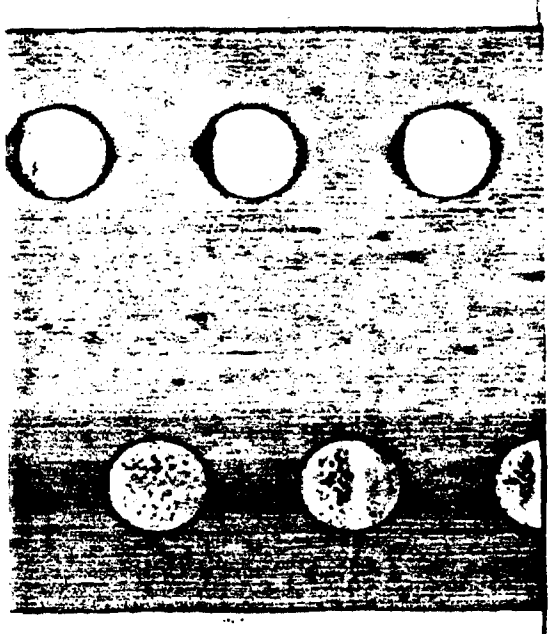
Denise M. Laumeyer
Notary Public

My Commission Expires: 3/27/93

4776 12/14 01OL 03CHECK 678.25

2694J/12-12-89





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

RECEIVED OF _____

FOR _____

BOOK 8005 PAGE 191

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	
				202500.00
			CON TX	668.25
			PRFEE	1.00
			WDEED	9.00
			TOTAL	678.25
			CHECK	678.25
12/14/89		01	16:10 0001	4776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89336

IDENTIF. REFERENCE

DEC 14 4 10 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 275942