BOOK 8103 PAGE 279

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ANDREW W. REGG, JR., et al

TO

T & M PROPERTIES, etc.

For draftsman's use

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & M PROPERTIES, etc. (NAME)	NO MORTGAGE ESCROW (NAME)	Tract I: Map 105-10 Parcel 186 Tract II: Map 105-10 Parcel 187
2611 Franklin Rd (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	
Nash Tn 37204 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 64,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 90.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

For and in Consideration of the sum of Sixty Four Thousand ------ And No/00 ------ ($64,000.00) ---------- DOLLARS

24198

IDENTIFICATION REFERENCE

MAY 4 1 58 PM '90

DAVIDSON COUNTY, TN

Andrew W. Regg, Jr. and Charles E. Binkley

have bargained and sold, and by these presents do transfer and convey unto the said

T & M Properties, a Tennessee Partnership,

its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: LAND in Davidson County, Tennessee, being part of Lot 67 on the Map of Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County, and being the west part of Lot 67, on the Map showing parts of Lot Nos. 66 and 67 of Waverly Place, as of record in Book 421, page 46, said Register's Office, and described according to a survey thereof by Barge, Waggoner and Sumner, Engineers, April 9, 1969, as follows:

Form No. WD3a

BEGINNING at an iron pin in the southerly margin of Douglas Avenue at the entrance to Alley 672; thence with the margin of said Avenue, North 75 degrees 30 minutes 58 seconds East 38.29 feet to an iron pin; thence South 29 degrees 00 minutes 56 seconds East 152.28 feet to an iron pin in the northerly margin of an alley; thence with the same South 74 degrees 55 minutes 55 seconds West 36.12 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 26.49 feet to an iron pin in the easterly margin of Alley 672; thence with the same, along a curve, 118.02 feet to an iron pin at the beginning of a curve; thence around said curve, northeasterly 28.73 feet to the point of BEGINNING.

TRACT II: LAND in Davidson County, Tennessee, being part of Lot No. 67 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, and also being a part of said Lot No. 67 on a plan of Subdivision of parts of Lot Nos. 66 and 67, in said Waverly Place, as of record in Book 421, page 46, and described partly according to the last mentioned plan as follows:

BEGINNING at a point in the southerly margin of Douglas Avenue, at the intersection with the westerly margin of a 12 foot alley, being the southeast corner of the property conveyed to the Nashville Housing Authority by deed in Book 4206, page 334, thence with the southerly margin of said AVenue, and around the southerly boundary of the property conveyed to the Nashville Housing Authority, westerly 68 feet, more or less, to a point, the southwest corner of said Nashville Housing Authority Property; thence southerly along a slight curve, 152.1 feet to a point in the northerly margin of an alley; thence with the margin of the same, easterly 36 feet to the beginning of a curve; thence in a northeasterly direction around a curve, 14 feet, more or less, to a point in the westerly margin of the first mentioned 12 foot alley; thence with the same, northerly 137.5 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to Dottie C. Spain, Andrew W. Regg, Jr. and Charles E. Binkley, a one-third (1/3) undivided interest each, by Substitute Trustee's Deed from J. Phillip Jones, Trustee, of record in Book 7834, page 962, Register's Office for Davidson County, Tennessee, and

BEING the same properties conveyed to Andrew W. Regg. Jr. and Charles E. Binkley by Quitclaim Deed from Dottie C. Spain of record in Book 8043, page 391, said Register's Office.

TRACT I: This is unimproved property, known as 811 Douglas Avenue, Nashville,
TRACT II: Tennessee 37204

This is unimproved ( ) / XX property, known as 809 (House Number) Douglas Avenue (Street) Nashville, Tennessee 37204 (P. O. Address: City or Town, Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T & M Properties, a Tennessee Partnership, its heirs and assigns, forever.

And we do covenant with the said T & M Properties, a Tennessee Partnership, 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.

And Andrew W. Regg, Jr. and Charles E. Binkley do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said T & M Properties, a Tennessee Partnership, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 4th day of May, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew W. Regg, Jr.
ANDREW W. REGG, JR.

Charles E. Binkley
CHARLES E. BINKLEY

Form No. WD3b

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew W. Regg, Jr. and Charles E. Binkley,

the bargainors, 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 4th day of May, 1990.

Commission Expires 11-10-91

James R. Kearney
Notary Public

JAMES R. KEARNEY NOTARY PUBLIC

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

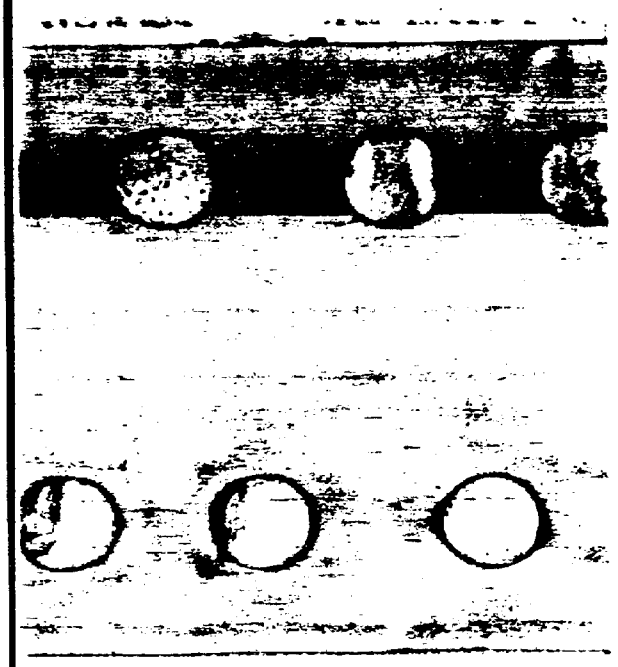
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

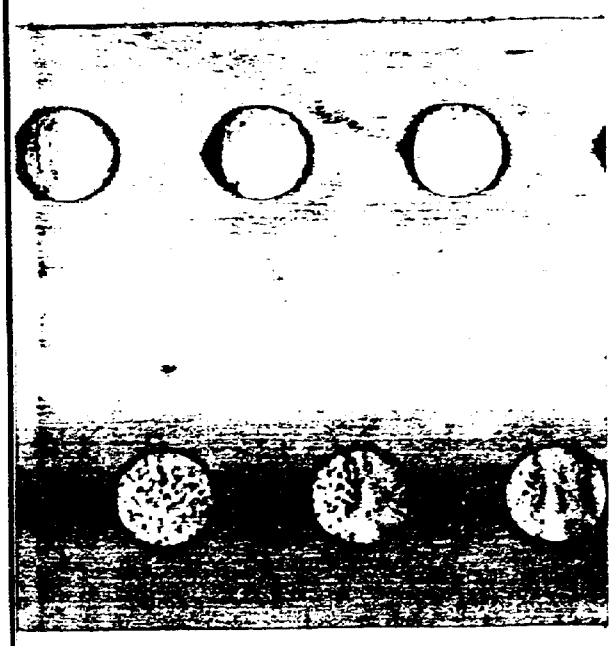
Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires_____

207 05/04 0101 03CHECK 221.30





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

RECEIVED OF _____

FOR _____

BOOK 8103 PAGE 282

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	64000.00
			CON TX	211.20
			PRFEE	1.00
			WDEED	9.00
			TOTAL	221.20
			CHECK	221.20
05/04/90	01	13:59	0001	9077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4.1.9.8.

IDENTIFICATION REFERENCE

MAY 4 1 50 PM '90

DAVIDSON COUNTY, TN

No. 316558