WARRANTY DEED BOOK 8328 PAGE 953

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $24,100.00]

Affiant

[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 1991.

Notary Public

[MY COMMISSION EXPIRES: 1-23-94
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[THIS INSTRUMENT WAS PREPARED BY
[Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209]

NAME	ADDRESS	
[ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[Vintage Investment, A Tennessee	First Wachovia	
[General Partnership	Mortgage Company	MAP 83-5
(NAME)	(NAME)	
[P. O. Box 60851	P. O. Box 3174	PARCEL 386
(ADDRESS)	Winston-Salem, NC	
[Nashville, Tennessee 37206	27102	23W 10225
[(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWENTY-FOUR THOUSAND ONE HUNDRED DOLLARS, OF WHICH $8,725.08 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, FOR ALL OF WHICH GRANTORS HEREBY ACKNOWLEDGE AND FOR THE REMAINING $15,374.92 GRANTEE HAS THIS DATE AGREED TO ASSUME AND PAY SAID AMOUNT AS THE OUTSTANDING BALANCE OF AN INDEBTEDNESS AS EVIDENCED BY DEED OF TRUST EXECUTED BY FAIRIA DAVIDSON AND H. DENNIS DAVIDSON, ET ALS TO J. G. PALMER, TRUSTEE OF RECORD IN BOOK 5358, PAGE 478 AND RE-RECORDED IN BOOK 5395, PAGE 336 R.O.D.C., TENNESSEE DATED OCTOBER 17, 1978 TO SECURE COMMERCE UNION BANK IN THE ORIGINAL AMOUNT OF $20,000.00. WE, Dorothy Marie O'Brien Magness and Beverly Jane O'Brien Gregg, Co-Trustees, Dorothy Marie O'Brien Magness and Beverly Jane O'Brien Gregg, Co-Executrixes and individually Dorothy Marie O'Brien Magness and Beverly Jane O'Brien Gregg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vintage Investment, A General Partnership, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING part of Lot No. 8 on the Map Subdivision of the C. F. Ordway's Home Place, as of record in Book 57, Page 88, and described as follows:

BEGINNING at a point in the southerly margin of Eastland Avenue, formerly the Vaughn Pike, 250 feet west of the westerly margin of 15th Street; thence southerly parallel to the westerly margin of 15th Street, 170 feet to the north margin of an alley; thence with the margin of the same, westerly 50 feet; thence northerly 170 feet to the southerly margin of Eastland Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to J. Edwin O'Brien by deed from Douglas Berry, Trustee, with full power to sell or convey without the joinder of any beneficiary for whom he may be acting, of record in Book 7293, Page 101 R.O.D.C., Tennessee, the said J. Edwin O'Brien having since died devising said property to Dorothy Marie O'Brien Magness and Beverly Jane O'Brien Gregg, Co-Trustees, of record in Will Book 163, Page 453 Probate Court for Davidson County, Tennessee, for the use and benefit of his wife, Ola Marie O'Brien, she having since died and the said Co-Trustees also being Co-Executrixes of the estate of Ola Marie O'Brien and the beneficiaries of said trust and the will of Ola Marie O'Brien, of record in Will Book 173, Page 689, Probate Court for Davidson County, Tennessee.

Vintage Investment, A Tennessee General Partnership, joins in this conveyance for the express purpose of acknowledging its assumption and agreement to pay the balance of the indebtedness heretofore set forth.

Grantors hereby acknowledge the subject property is not their home nor principal place of residence.

Improved Property known as: 1408 Eastland Ave., Nashville, TN 37206
(House Number) (Street) (City) (State) (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 GRANTORS, 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.

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Witness our hands this 10TH day of APRIL, 1991.

Dorothy Marie O'Brien Magness

GRANTOR - DOROTHY MARIE O'BRIEN MAGNESS - Individually - Co-Trustees - Co-Ex.

Beverly Jane O'Brien Gregg

GRANTOR - BEVERLY JANE O'BRIEN GREGG - Individually - Co-Trustees - Co-Ex.

Vintage Investment, A General Tennessee Partnership

VINTAGE INVESTMENT, A GENERAL TENNESSEE PARTNERSHIP

BY: William Bailey Oneal

WILLIAM BAILEY ONEAL - PARTNER

PICK-UP

APR 12 8 36 AM '91

FELIX Z. HUDSON, REGISTER DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

06131

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Marie O'Brien Magness and Beverly Jane O'Brien Gregg, 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 10TH day of APRIL, 1991.

Harold E Collins

NOTARY PUBLIC

My commission expires: 1-23-94

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

4258 04/12 0101 03CHECK 86.53

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared William Bailey Oneal, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Vintage Investment, A Tennessee General Partnership, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of APRIL, 1991.

Harold E Collins

NOTARY PUBLIC

My commission expires: 1-23-94

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 24100.00
CON TX 79.53
PRFEE 1.00
WDEED 6.00
TOTAL 86.53
CHECK 86.53

04/12/91 01 08:36 0001 4258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06131

IDENTIF. REFERENCE

APR 12 8 36 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 412322