FILE BOX 45

BOOK 9489 PG 674

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

David H. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 19 94

Shirley Smith
Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin D. Livingston	New Owner	Map 109
(NAME)	(NAME)	
949 Wemberton Drive		Parcel 227
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, B & P Developments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin D. Livingston, unmarried,

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:

BEING a certain parcel of land located in the 2nd Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at the common rear property corner of Lot #138 and Lot #139 of Resubdivided Larchwood, Section 2, as recorded in Book 5200, page 208, R.O.D.C., TN; Thence, S 00 deg., 30', 17" W, 144.03 feet to an iron rod; Thence, in a northwesterly direction and with a curve to the right having a radius of 325.198 feet an arc length of 63.26 feet (chord = N 83 deg., 55', 19" W, 63.16') to a point; Thence N 78 deg, 21', W, 36.47 feet to a point in the original boundary line of said Resubdivided Larchwood, Section 2; Thence, with the said boundary line of said subdivision N 37 deg, 31' E, 163.86 feet to the point of beginning, containing 0.17 acres (7,279 SF).

Being a portion of the property conveyed to B & P Developments, Inc. by Cook Inlet Region, Inc., of record in Book 9294, page 639, said Register's Office.

unimproved (XX)
This is improved ( ) property, known as _____
(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 29 TH day of SEPTEMBER 19 94

B & P Developments, Inc.

By: David H. Parker President

David H. Parker, President

BOOK 9489 PG 675

STATE OF TENNESSEE
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_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared David H. Parker and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the B & P Developments, Inc. the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David H. Parker as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 29th day of September 1994.

My commission expires 11/26/94

Shirley Smith
Notary Public

SHIRLEY SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

94 OCT 11 AM 9:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

98717

WARRANTY DEED

FROM	RETURN TO:
B & P Developments, Inc.	Metropolitan Escrow, Inc. 217 Pineway Drive Nashville, TN 37217
TO Melvin D. Livingston	

5578 10/11 0101 03CHECK

8-00