FORM NO. WD-1

FILE NO. 35100
FILE BOX "7"

BOOK 10273 PG 854

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHAFFIN AND BURNSED, A TENNESSEE GENERAL PARTNERSHIP (NAME)	S A M E (NAME)	91-15-136
5209 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W 785
Nashville, TN 37209 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HOWARD BIRDWELL and BENNIE GADDIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHAFFIN AND BURNSED, A Tennessee General Partnership

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 the west 50 feet of the east 260 feet of the north part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421, Page 18.

SAID part of said lot fronts 50 feet on the south side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Howard Birdwell and Bennie Gaddis by Warranty Deed from Sherill Parnell, unmarried, of record in Book 10123, Page 900, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS OF RECORD SHOWN ON PLAT IN BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATION, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES.

This is (unimproved / improved) X property known as 5209 Nevada Avenue, Nashville, Tennessee 37209
(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 our hands this 22nd day of NOVEMBER, 19 96

Howard Birdwell
HOWARD BIRDWELL

Bennie Gaddis
BENNIE GADDIS

STATE OF TENNESSEE }
Davidson County }

BOOK 10273 PG 855

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HOWARD BIRDWELL and BENNIE GADDIS

the bargainor S, 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 22nd day of November, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

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 _____

0250804

IDENTIF. & REFERENCE

96 NOV 27 PM 2:38

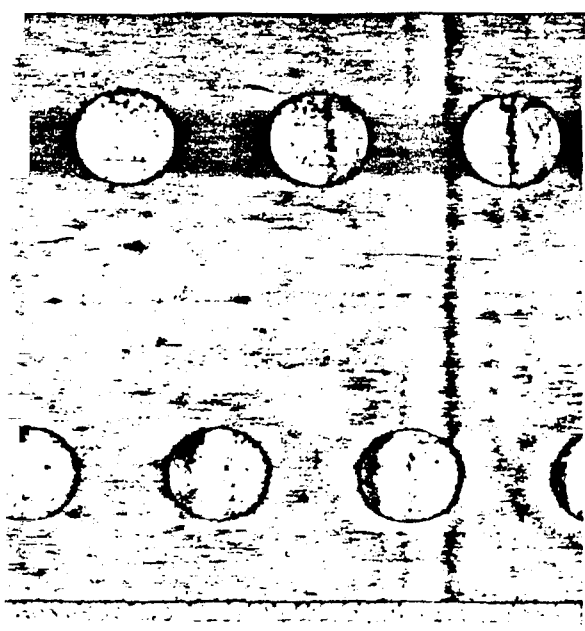
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0009 11/27 0101 03CHECK 323.50

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10273 PG 856

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE

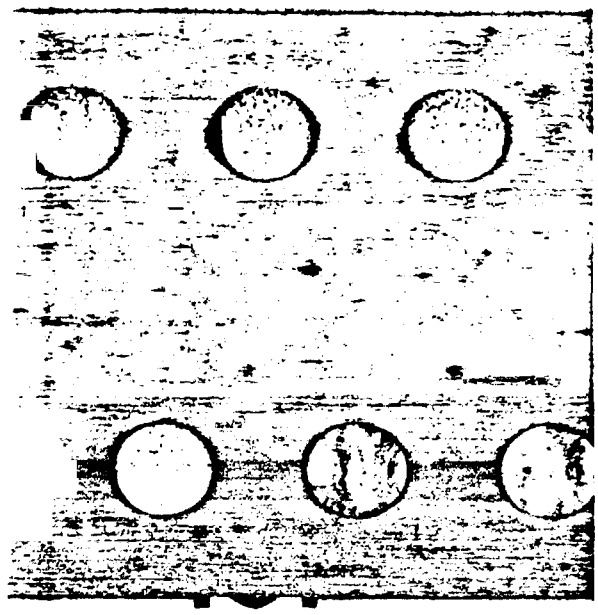
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

11/27/96 01 14:38 0001 0009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0250804
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092691