BOOK 10502 PG 500

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Alva (NAME)	NEW OWNER (NAME)	119-13-330 & 331
3028 & 3030 Nolensville Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (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, Edward Bay Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Alva

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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Edward Bay Roberts by deed from LJC Investors, a partnership consisting of Charles R. Shrader, James R. Mullins and Lowry H. Shrader of record in Book 10751 , page 394 , Register's Office for Davidson County, Tennessee.

Mary Ann Roberts joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Edward Bay Roberts .

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Agreement for dedication of easement for sanitary sewers and/or storm drainage in Book 4100, page 462; Right of way to State of Tennessee in Book 2021, page 367; Deed of trust of record in Book 10751, page 398 ; all in the Register's Office for Davidson County, Tennessee.

98 FEB 20 PM 12:58

U402948

unimproved ( )
This is improved (X) property, known as 3028 & 3030 Nolensville Road, Nashville, TN 37211
(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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10802 PG 501

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Bay Roberts and wife, Mary Ann Roberts

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 Brentwood Tennessee, this 5th day of January 19 98.

Commission expires Brentwood

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires October 9, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Edward Bay Roberts

TO

Luis Alva

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

A tract of land in the First Civil District of Davidson County, Tennessee and being parts of Lots 4, 6, 7, and 59 of the Map of the Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 59 in Pleasant View Subdivision of Mrs. McComb's property, Nashville, Tennessee, of record in Book 843, page 101, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey made by Ragan-Smith Associates, Inc., Project No. 94-126, work order no. 4727, dated March 10, 1995.

Beginning at an iron pin set on the northerly line of Lot 4 and the eastern margin of Nolensville Road, (80 feet R/W), said point lying on the southerly margin of a 12' Alley (unimproved); thence with the southerly margin of said Alley and the northerly line of Lot 4,

1. South 78°52'35" East, 228.98 feet to an iron pin set, said point lying 38.15 feet westerly along the southerly margin of the Alley from the northerly corner of Lot 58 and 59; thence,

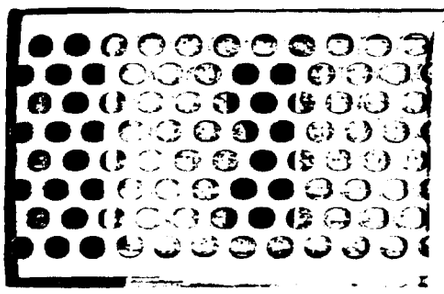
2. South 09°51'10" West, 173.63 feet to an iron pin set on the northerly margin of Radnor Street; thence with the said margin,

3. North 78°52'35" West, 129.07 feet to an iron pin set; thence,

4. northwesterly, with a curve to the right, having a radius of 18.00 feet, and central angle of 61°49'32", an arc length of 19.42 feet, a chord bearing and distance of North 47°57'49" West, 18.49 feet to an iron pin set on the easterly margin of Nolensville Road; thence with said road,

5. North 17°03'03" West, 186.14 feet to the POINT OF BEGINNING and containing 31,992 square feet or 0.734 acres, more or less as calculated by the above courses which were determined within the precision requirements of a Class "Urban" ALTA/ACSM Land Title Survey of 1992.

5800 02/20 0101 03CHECK 1303.0



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

RECEIVED OF _____

FOR _____

BOOK 10802 PG 503

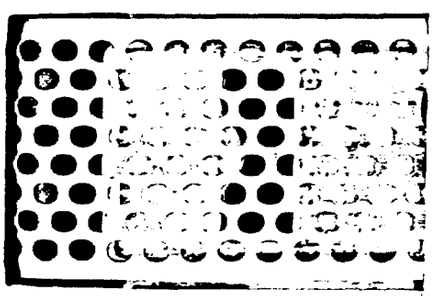
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 12.00
TOTAL 1308.00
CHECK 1308.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/98 01 12:12 0001 5600



0402948
IDENTIFICATION REFERENCE
98 FEB 20 PM 12:58
REGISTER DAVIDSON COUNTY TN

No. 1256293