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2

Bk 35

WARRANTY DEED

File No: 00287887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Broadway Properties, L.P.	Owner	Map 116-03
[NAME] 1626 Broadway ~~122 Kenner Avenue~~	[NAME]	Parcel 59
[STREET ADDRESS OR ROUTE NUMBER] Nashville, TN ~~37205~~ 37203	[STREET ADDRESS]	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Betsy B. Bibb, formerly known as Betsy Williams Brackney, and Richard A. Williams and wife, Lillian Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Broadway Properties, L.P., a Tennessee limited partnership

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 4TH day of AUGUST, 19 98

Affiant

My Commission Expires: [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )

This is improved (X) property known as 122 Kenner Avenue, Nashville, Tn 37205
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4TH day of AUGUST, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Betsy B. Bibb
Betsy B. Bibb

Lillian Williams
Lillian Williams by Betsy B. Bibb, Attorney in Fact

Richard A. Williams
Richard A. Williams
by Betsy B. Bibb, Attorney in Fact

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Betsy B. Bibb, formerly known as Betsy Williams Brackney,

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

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 4TH day of AUGUST, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Linda V. Jones Notary Public

Commission expires

STATE OF TENNESSEE)
My Commission Expires SEPT. 8, 2001
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betsy B. Bibb to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Richard A. Williams and wife, Lillian Williams, and acknowledged that she executed the same as the free act and deed of the said Richard A. Williams and Lillian Williams.

WITNESS my hand at Brentwood, Tennessee, this 4th day of August, 1998.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Linda V. Jones Notary Public

My commission expires:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219
My Commission Expires SEPT. 8, 2001

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

3050 08/05 0101 03CHECK 588.50

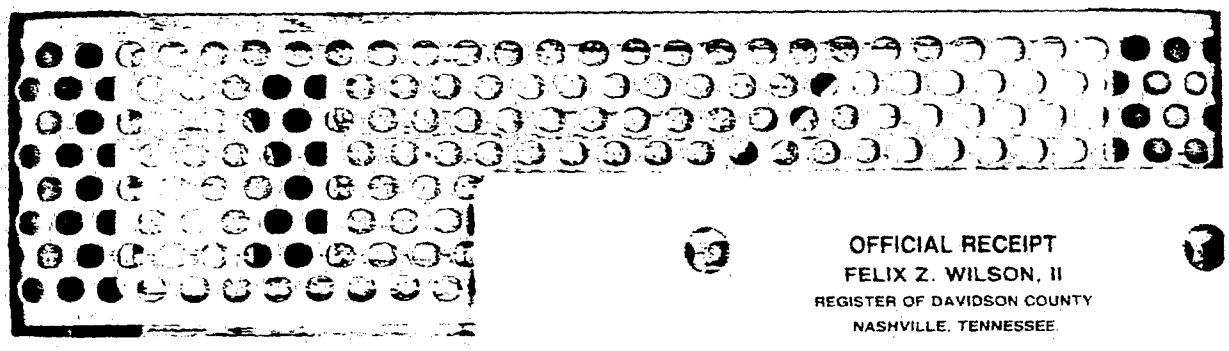
EXHIBIT "A"

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 9, on the Plan of Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 243.7 feet on the north line and 240.5 feet on the south line, to a 10 foot reserved strip and measures 50.08 feet thereon.

Being the same property conveyed to Cameron Brackney, Jr., and wife Betsy Williams Brackney and Richard A. Williams, by deed from Lynn C. Phifer and wife, Anne S. Phifer, of record in Book 7373, page 629, Register's Office for Davidson County, Tennessee, the said Cameron Brackney, Jr., having since died.

0471388
IDENTIF. + REFERENCE
98 AUG -5 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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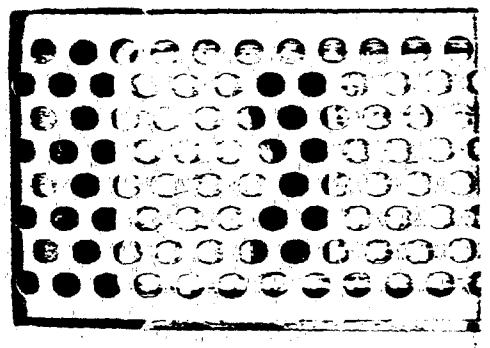
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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 155000.00 CON TX 573.50 PRFEE 1.00 WDEED 12.00 CFEE 2.00 TOTAL 588.50 CHECK 588.50	
08/05/98	01		14:29 0001 3050	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 71388
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328642