FORM NO. WB-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 84

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Calvert, Sr. (NAME)	Central Mortgage Co. (NAME)	12DZ/56590
2923 Hillhurst Drive (STREET ADDRESS OR ROUTE NUMBER)	Ave. of the Arts Bldg. Broad & Chestnuts (STREET ADDRESS)	60-7
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Philadelphia, Pa. 19107 (CITY) (STATE) (ZIP)	136

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, Bessie A. Maddox, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph M. Calvert, Sr. and wife, Luanne Lynn Calvert, as tenants by the entirety.

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 Lot No. 57 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Bessie A. Maddox by deed of record in Book 4369, page 642, Register's Office, Davidson County, Tennessee.

Zane Ragsdale executed this instrument on behalf of Bessie A. Maddox pursuant to a Power of Attorney of record in Book 6352, Page 925, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2485, page 306, said Register's Office.

This conveyance is subject to public utility easement; anchor easements; and building setback lines of record in Book 2331, page 86, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved (X) This is improved ( ) property, known as 2923 Hillhurst Drive, Nashville, TN. 37207
(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 11th day of September, 19 84

Bessie A. Maddox by Zane Ragsdale

Bessie A. Maddox by: Zane Ragsdale,
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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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, 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
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed 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 Bessie A. Maddox

TO Joseph M. Calvert, Sr.

Luanne Lynn Calvert

I 49458

IDENTIF. REFERENCE

SEP 13 11 45 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Zane Ragsdale with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Bessie A. Maddox as her Attorney in Fact as the free act and deed of the within named Bessie A. Maddox. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of September 1984.

My comm. expires: 4-19-87

Notary Public

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51000.00- CAMT.	
			132.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.10-	
0127A09/13/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 49458

IDENTIF. REFERENCE

SEP 13 11 45 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 0068666