FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$235,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 85.

Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

BOOK 6516 PAGE 877

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 |
|---|---|---|
| Phil Speer, Trustee (NAME) | Union National Bank of Little Rock (NAME) | 82-16-162/958 Russell St<br>105-6-345/832 A&B Argyle<br>105-6-86/834 A&B Argyle |
| P. O. Box 15232 (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3318 (STREET ADDRESS) | 105-6-150/756 Lynwood |
| Nashville, TN 37215 (CITY) (STATE) (P. O ZIP) | Little Rock, AR 72203 (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, George Margrave and wife, Sharmin J. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phil Speer, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary

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:

TRACT I - 938 Russell Street
BEING Lot No. 7 in J. L. Valentino's Plan of Lots on Russell Street in East Nashville of record in Book 57, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George Margrave by deed from Steven E. Crook and wife, Caye Crook of record in Book 5582, page 482, Register's Office for Davidson County, Tennessee.

TRACT II - 832 and 834 A&B Argyle Street
BEING Lots 1 and 2 on the Resubdivision of part of Lot 9, Map of Waverly Place of record in Book 5190, page 555, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George Margrave and wife, Sharmin J. Margrave by deed from T. C. Jones and wife, Kathleen Jones of record in Book 5785, page 117, Register's Office for Davidson County, Tennessee.

TRACT III - 756 Lynwood Avenue
BEING Lot No. 1, Section 78, Edgehill Estates, of record in Book 4885, page 90, to which plan reference is made for a more complete description.

BEING the same property conveyed to George Margrave by deed from J AND S. Builders, Inc. of record in Book 5807, page 561, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Union National Bank of Little Rock of record in Book 6000, page 82 (938 Russell Street) Book 6023, page 128 and page 132, (832A&B Argyle and 834 A&B Argyle) and Book 5839, page 682 (756 Lynwood), said Register's Office. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements and setbacklines and Restrictive Covenants of record in said Register's Office.

958 Russell Street Nashville, TN 37206, 832 A&B Argyle, Nashville, TN3720
834 A&B Argyle, Nashville, TN 37203 756 Lynwood, Nashville, TN 37203

This is unimproved ( ) improved (X) 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 our hand s this 1st day of March, 19 85

George Margrave

Sharmin J. Margrave

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 6518 PAGE 878

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named George Margrave and Sharmin J. Margrave

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of March 19 85

Commission expires 4/21/85

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 upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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
George Margrave and wife,
Sharmin J. Margrave

TO
Phil Speer, Trustee

File Box 24

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

1476 03/25 617.50- CHECK
19 1 3 7 1

IDENTIF. REFERENCE

MAR 25 10 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6516 PAGE 879

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

235000.CO- CAMT.
611.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 617.50-
1476A03/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 3 7. 1

IDENTIF. REFERENCE

MAR 25 10 53 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118580