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BOOK 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,890.02

James A Tidwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 1985

Phil Cates
Notary Public

MY COMMISSION EXPIRES: 04-20-86

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Michael E. Board | First Investment Company | 4D-12826 |
| (NAME) | (NAME) | |
| 20 Cow Pen Hill Road | 4300 East Broad, P.O. Box 749 | MAP 87-9 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Killingsworth, CT 06417 | Columbus, Ohio 43216 | PARCEL 28 |
| (CITY) (STATE) (P.O. 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, Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Board

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. 225 on the plan of Valley Grove Subdivision, Section 9, as of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Howard L. Caughron by deed from Michael E. Board, of record in Book 6506, Page 658, Register's Office for said County.

Marguerite Caughron, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

This conveyance is subject to a Deed of Trust executed by Michael E. Board to Douglas R. Barry, Trustee, for First Investment Company, dated June 30, 1984, and filed for record in Book 6331, Page 807, Register's Office for said County, with a present unpaid balance of $ 64,890.02, which the grantees herein hereby assume and agree to pay. The escrow if any is hereby transferred to the grantees.

44057.

IDENTIFICATION REFERENCE

OCT 11 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4636-4638 Forest Ridge, Hermitage, TN 37076
(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 heir 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 covey 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 3rd day of October, 1985

Marguerite Caughron

Howard L. Caughron

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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 Howard L. Caughron and wife, Marguerite Caughron

the bargainors, 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 3rd day of October 19 85

Commission expires 5-13-89

James A Tedwell
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 (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) 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**

Howard L. Caughron
Marguerite Caughron

**TO**

Michael E. Board

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

# 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 |
|---|---|---|---|---|
| | | | 64890.02- CAPT. | |
| | | | 168.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDCD | |
| | | | CHECK | 175.24- |
| 6030A | | 10/11/95 | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44057

IDENTIFICATION REFERENCE

Oct 11 3 33 PM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181531