THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Chris F. Calvin, etux 3028 Lakeshore Dr. Old Hickory, Tn. 37138	Same as new owner	Map 53-12 Parcel 175 LW-05090

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, C. E. GRAHAM and wife, FRANCIS LANNOM GRAHAM, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said CHRIS F. CALVIN and wife, NEENA B. CALVIN, hereinafter referred to as 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 the east 88 ft. of the west 175 ft. of Lot No. 5 on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, page 56, Register's Office for said County

Said part of said Lot No. 5 fronts 88 ft. on the south side of Pitts Avenue and runs back between lines as measured from the center of Pitts Avenue, 582.8 ft., more or less, on the west line and 583.1 ft., more or less, on the east line to a dead line on which it measures 88 ft.

Being the same property conveyed to C. E. Graham and wife, Erma Graham, by deed from Charlie Gann and wife, Louise Gann, of record in Book 1467, page 412, Register's Office, Davidson County, Tennessee, the said Erma Graham died intestate on August 15, 1983, property vests solely in C. E. Graham as surviving tenant by the entirety. The said C. E. Graham having since married Francis Lannom Graham.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 State & County taxes, a lien, prorated between the parties and assumed in full by the Grantees.

2. Sewerage restriction or reservation in deed from Life & Casualty Insurance Co., Inc. to May Belle Hall, of record in Book 1036, page 68, said Register's Office.

3. Easement to operate, maintain and erect telephone lines granted to Southern Bell Telephone & Telegraph Co., of record in Book 924, page 121, said Register's Office.

4. The Plan of record in Book 843, page 56, said Register's Office.

And We, the GRANTORS, 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.

WITNESS our hands on this the 4th day of April, 1986.

C. E. Graham
C. E. GRAHAM

Francis Lannom Graham
FRANCIS LANNOM GRAHAM

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 C. E. GRAHAM and wife, FRANCIS LANNOM GRAHAM, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CATHEY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,500.00.

Chris F Calvin
Affiant

Sworn to and subscribed before me, this the 4th day of April, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE DIANNE M. CATHEY NOTARY PUBLIC

89088

IDENTIFICATION REFERENCE

APR 7 9 07 AM '86

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	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

46500.00- CONT.
120.90 CSTAX
.50 PREE
9.00 WDEED
CHECK 130.40-
0179A04/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8908.

IDENTIF. REFERENCE

APR 7 9 07 AM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 234330