WARRANTY DEED RESERVING A LIFE ESTATE

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

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IDENTIFICATION REFERENCE

Jul 30 9 33 AM '86

FELIX Z. ROSSER REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 60,000.00.

Affiant

SWORN to and subscribed before me on this the 29th day of July, 1986.

NOTARY PUBLIC

My Commission Expires: Jan 25, 1988

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
C. Hooper Development Co.	Same	54-13
4807 Old Hickory Blvd.		P/O Par 52 & 53
Hermitage, Tenn 37076		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WALTER McCALEB and wife, VINNIE MYRTLE McCALEB,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **C. HOOPER DEVELOPMENT COMPANY,** hereinafter called **GRANTEES,** its representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a parcel of land lying in Davidson County, Tennessee, and being bounded on the East by Louisville & Nashville (Seaboard Systems) Railroad; on the South and West by Walter McCaleb; on the North by Pitts Avenue and being more particularly described as follows:

BEGINNING at an iron pin at the intersection or the South right-of-way line of Pitts Avenue and the West right-of-way line of Louisville & Nashville (Seaboard Systems) Railroad; thence with the West right-of-way line of Louisville & Nashville (Seaboard Systems) Railroad South 48 deg. 50 min. 40 sec. East 219.11 feet to an iron pin corner common with Walter McCaleb in the West right-of-way line of Louisville & Nashville (Seaboard Systems) Railroad; thence with McCaleb South 26 deg. 56 min. 18 sec. West 109.73 feet to an iron pin; thence North 55 deg. 38 min. 18 sec. West 240.98 feet to an iron pin, corner common with Walter McCaleb in the South right-of-way line of Pitts Avenue; thence with the South right-of-way line of Pitts Avenue North 29 deg. 53 min. 16 sec. East 77.53 feet to an iron pin; thence on a curve to the right, the radius of which is 89.59 feet, the central angle of which is 38 deg. 44 min. 46 sec., the chord of which is North 49 deg. 15 min. 39 sec. East 59.44 feet along the curve distance of 60.59 feet to the point of beginning and containing 0.662 acres, more or less.

3952

BEING a part of the property conveyed to WALTER McCALEB by Deed from the Life & Casualty Insurance Company of Tennessee of record in Book 965, Page 362, Register's Office for Davidson County, TN.

The said VINNIE MYRTLE McCALEB joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said WALTER McCALEB.

This is (improved/unimproved) property known as 410 Pitts Ave, Old Hickory, Tenn., Old Hickory, Tennessee.

The said Grantors, WALTER McCALEB and wife, VINNIE MYRTLE McCALEB, reserve unto themselves a life estate in said above-described property as long as either of them shall live, with the right to occupy and use said property as their own during their lifetime. However, the GRANTEE, as part of the consideration for this conveyance, has given its two notes which are secured by a Deed of Trust conveying the property herein conveyed, to be recorded simultaneously with the recordation of this instrument, one of the notes is for $10,000.00 payable on or before August 28, 1986 and the other is for $50,000.00 and payable upon thirty-days notification to GRANTEE that GRANTORS have vacated the premises, or that the last of the GRANTORS has died. GRANTORS shall convey to GRANTEE, any remainder interest they may have in said property upon payment of the $50,000.00 if and when GRANTORS vacate the premises if vacated during their lifetime.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 28th day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter McCaleb — Vinnie Myrtle McCaleb

WALTER McCALEB — VINNIE MYRTLE McCALEB

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WALTER McCALEB and wife, VINNIE MYRTLE McCALEB, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 28th day of July, 1986.

J. K. Marshall
NOTARY PUBLIC

My Commission Expires: Jan 25 1988

NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 6933 PAGE 209

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
			600[illegible].00- CANT.	
			168.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	174.50-
3852A	07/30/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 277089

26 198

IDENTIFICATION REFERENCE

JUL 30 9 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN