This instrument prepared by:

James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

Boyd 11 Fork

BOOK 6985 PAGE 792

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Mortgagee:	Map-Parcel Numbers:
Calvin L. Tate Harry G. Hemmerly Suite 100, 1100 Kermit Drive Nashville, Tennessee 37217	Third National Mortgage Co. 444 James Robertson Parkway Nashville, Tennessee 37219	Map #92-16 Parcel #141 10W00545

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, MAURICE W. PINSON and wife, KAROLE B. PINSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CALVIN L. TATE and HARRY G. HEMMERLY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as specifically described as follows:

> Being Lots Nos. 25 and 26 on the Map of John H. Williams' First Subdivision of Blocks 147 and 148 of the Boyd Home Tract, of record in Book 57, Page 154, Register's Office for said County.
>
> Said Lots Nos. 25 and 26 adjoin and front 50 feet each on the northerly side of Broadway, formerly Broad Street, and run back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Maurice W. Pinson and wife, Karole B. Pinson, by deed from John B. Cobb, Jr. and wife, Sara L. Cobb, of record in Book 5269, Page 823, Register's Office of said County.
>
> This is improved property known as 1918-1920 Broadway, Nashville, Tennessee 37203.

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, except as follows:

1. Taxes for the year 1986, which have been prorated between the parties as of the date hereof and are assumed by Grantees.

2. A sewer easement crossing the rear portions of said land as shown on the Metropolitan Engineer's Maps.

87/15 1729.50 CHECK

0725

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, other than claims arising out of matters set forth above.

WITNESS our hands on the 17th day of September, 1986.

Maurice W. Pinson
MAURICE W. PINSON

Karole B. Pinson
KAROLE B. PINSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 17 day of September, 1986.

Deborah A. Hughes
NOTARY PUBLIC
My commission expires: 7-18-87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
SEP 19 4 02 PM '86
IDENTIFICATION REFERENCE
44543

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public in and for said County and State, the within named MAURICE W. PINSON and wife, KAROLE B. PINSON, 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 17 day of September, 1986.

Deborah A. Hughes
NOTARY PUBLIC

My commission expires: 7-18-86.

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
	VB	615000.00-	CAMT.	
		1722.00-	CAMT.	
		1722.00	CAMT.	
		1722.00	CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 728.50-	
		4722A09/19/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

44543

IDENTIFICATION REFERENCE

Sep 19 4 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297477