ALBERT L. MCCOWN, ET UX------TO-------EDDIE WILSON, ET AL

MAP & PARCEL
117-16-177

This instrument prepared by:
Raymond W. Fraley, Jr.
Attorney at Law
Fayetteville, Tennessee 37334

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, this day cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, ALBERT L. MCCOWN and wife, EUGENIA MCCOWN, have this day bargained and sold and do hereby transfer and convey unto EDDIE WILSON and CLAYTON WILSON, subject to the life estate hereinafter reatained, in and to the following described real estate lying and being in the _____ Civil District of Davidson County, Tennessee, bounded and described as follows:

> Being Lot #38 and the east 15 feet of Lot #37 on the map of S. F. and C. D. Morrow's subdivision of Certain Lots in Nathan McNairy's subdivision of Record in Book 332, page 86, Register's Office for Davidson County, Tennessee.
>
> Said Lot #38 and part of lot #37 front together 65' on the north side of Morrow Street and runs back between parallel lines 163.5 feet to an alley. And being the same real estate conveyed unto Albert L. McCown and wife, Eugenia McCown by deed of Rosseau G. Cullum, et ux, dated January 2, 1946, recorded in the Register's Office of Davidson County, Tennessee in Deed Book 1340, pagg 377, to which deed reference is here had for particulars.

TO HAVE AND TO HOLD said above described property unto the said Eddie Wilson and Clayton Wilson, subject to the life estate hereinafter reserved by the undersigned Grantors, Albert L. McCown and wife, Eugenia McCown, and unto their heirs and assigns, forever.

WE COVENANT with the said Grantees that we are lawfully seized and possessed of the interest in the real estate, have a good and perfect right to sell and convey the same and that the same is free, clear and unencumbered, same and except subject to a life estate hereinafter reserved by the undersigned Grantors, Albert L. McCown and wife, Eugenia McCown.

THIS INSTRUMENT WAS PREPARED BY
RAYMOND W. FRALEY, JR.
ATTORNEY
P. O. BOX 572
FAYETTEVILLE, TENNESSEE 37334

Buyer & Tax Bills to:
Mr. & Mrs Albert McCown
1112 Morrow Ave
Nashville, TN 37204

WE FURTHER COVENANT with the said Grantees and hereby bind oursleves, our heirs and personal representatives to warrant and forever defend the title to said interest in said real estate herein conveyed against the lawful claims and demands of all persons whomsoever, save and except for said life estate hereinafter reserved by the undersigned Grantors.

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THE UNDERSIGNED GRANTORS, Albert L. McCown and wife, Eugenia McCown, expressly reserve a life estate in and to the above described real estate for and furing the time of their life.

IN TESTIMONY OF ALL WHICH we have hereunto set our hands, this the 30 day of September, 1986.

Albert Lee McCown
Albert L. McCown

Eugenia McCown
Eugenia McCown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Albert H. McCown and wife, Eugenia McCown, the within named bargainors, 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 30th day of September, 1986.

Mary B Cooper
NOTARY PUBLIC

My commission expires: 1-19-88

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 43,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Eugenia McCown
Affiant

Subscribed and sworn to before me this the 30 day of Sept. 19 86

Mary B Cooper

Notary Public

Albert L McCown
Eugenia McCown
(is/are) responsible for Real Estate Taxes.

48119

IDENTIFICATION REFERENCE

Oct 1 10 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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
			4380.00- CANT.	
			128.64 CSTAX	
			.50 PRFE	
			9.00 WDEED	
			CHECK 138.14-	
			8:16A 10/01/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48119

IDENTIFICATION REFERENCE

Oct 1 10 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 311477