file 37
LL

BOOK 7042 PAGE 208

Address New Owner:	Map-Parcel Numbers:
James F. Holt, Jr. P.O. Box 120726 Nashville, TN 37212	Map 104-2 Parcel 392
Send Tax Bills To:	**Address of Mortgagee:**
Same	N/A

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, George N. Spiva and Vianda Hale Hill (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said James F. Holt, Jr. (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

William Hume Bow
Affiant

Subscribed and sworn to before me this 17th day of November, 1986.

Sandra H. Ragland
Notary Public
My Commission Expires: 1-21-90

2. Restrictive covenants of record in Book 4626, pge 719, Register's Office for Davidson County, Tennessee.

This is improved property, known as 115 29th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of November, 1986.

George N. Spiva

Robert P. Thomas, Attorney-in-Fact
for Vianda Hale Hill

I, Robert P. Thomas, Attorney-in-Fact for Elizabeth Fulcher Spiva, wife of George N. Spiva, join in this conveyance for the express purpose of waiving or relinquishing any marital rights Elizabeth Fulcher Spiva may have in the property.

Robert P. Thomas,
Attorney-in-Fact

I, Robert P. Thomas, Attorney-in-Fact for Nicholas L. Hill, husband of Vianda Hale Hill, join in this conveyance for the express purpose of wiaving or relinquishing any marital rights Nicholas L. Hill may have in the property.

Robert P. Thomas,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sandra H. Rasland, a Notary Public in and for said County and State, the within named George N. Spiva, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of November, 1986.

Sandra H. Rasland
Notary Public
My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 1986, before me, Sandra H. Rasland, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, Attorney-in-fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing insrument in behalf of Vianda Hale Hill, and acknowledged that he executed the same as the free act and deed of the said Vianda Hale Hill.

WITNESS my hand and seal at Nashville, Tennessee, this 17th day of November, 1986.

Sandra H. Rasland
Notary Public
My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 1986, before me, Sandra H. Rasland, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing insrument in behalf of Vianda Hale Hill, and acknowledged that he executed the same as the free act and deed of the said Vianda Hale Hill.

WITNESS my hand and seal at Nashville, Tennessee, this 17th day of November, 1986.

Sandra H. Rasland
Notary Public
My Commission Expires: 1-21-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 1986, before me, Sandra H. Rasland, a Notary Public in and for said County and State, personally appeared Robert P. Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing insrument in behalf of Nicholas L. Hill, and acknowledged that he executed the same as the free act and deed of the said Nicholas L. Hill.

WITNESS my hand and seal at Nashville, Tennessee, this 17th day of November, 1986.

Sandra H. Rasland
Notary Public
My Commission Expires: 1-21-90

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Tract, as of record in Book 161, page 77, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the westerly side of 29th Avenue South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to George N. Spiva and Vianda Hale Hill by deed from Cherokee Equity Corporation, a Tennessee corporation of record in Book 6758, page 18, Register's Office for Davidson County, Tennessee.

64046

IDENTIFICATION REFERENCE

Nov 17 3 48 PM '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

[illegible] 0- CAMT.
302.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 314.90-
6895A11/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64046

IDENTIFICATION REFERENCE

Nov 17 3 48 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.12851