BOOK 7049 PAGE 539

WARRANTY DEED

FROM: Mattie B. Spears

TO: Howard L. Caughron and Jeffrey L. Hale

ADDRESS NEW OWNER
AND SEND TAX BILLS TO: Howard L. Caughron and Jeffrey L. Hale
1608 Knowles Street
Nashville, TN 37208

MAP: 81-15

PARCEL: 336

For and in consideration for the sum of Fifteen Thousand Dollars ($15,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Mattie B. Spears, an unmarried person, have bargained and sold, and by these presence do transfer and convey unto Howard L. Caughron and Jeffrey L. Hale, their heirs and assigns, a certain tract or parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Underwoods Addition to North Nashville as of record in Book 21, Page 117, Register's Office for said County.
>
> Said Lot No. 21 fronts 50 feet on the northerly side of Knowles, formerly Thompson Street, and extends back between parallel lines 162 feet to an alley.
>
> Being the same property conveyed to Mattie B. Spears by deed from E. Dan Smith II and George D. Smith of record in Book 5763, Page 835, said Register's Office.

This is improved property known as 1608 Knowles Street, Nashville, Tennessee 37208.

To have and to hold the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Howard L. Caughron and Jeffrey L. Hale, their heirs and assigns, forever.

And I do covenant with the said Howard L. Caughron and Jeffrey L. Hale that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Mattie B. Spears, an unmarried person, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Howard L. Caughron and Jeffrey L. Hale, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor, Mattie B. Spears, has hereunto, by George H. Cate, Jr., her attorney in fact, set her hand and seal on this 19th day of November, 1986.

MATTIE B. SPEARS

BY: George H. Cate, Jr.
GEORGE H. CATE, JR.,
ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of November, 1986, before me personally appeared George H. Cate, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mattie B. Spears and acknowledged that he executed the same as the free act and deed of the said Mattie B. Spears.

WITNESS MY HAND at office this 19th day of November, 1986.

Burt L. Wallace
Notary Public

My Commission Expires:
5-13-90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifteen Thousand Dollars ($15,000.00).

Howard A. Day
Affiant

Subscribed and sworn to before me, this the 19th day of November, 1986.

Betty L. Wallace
Notary Public

My Commission Expires:

5-13-90

THIS INSTRUMENT PREPARED BY:
GEORGE H. CATE, JR., ATTORNEY
1101 Stahlman Bldg.
Nashville, TN 37201

66661

IDENTIFICATION REFERENCE

Nov 24 3 37 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

150 .00 CAMT.
42.00 CSTAX
.50 PRFE
9.00 MRTG
CHECK 51.50
907631 11/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66661

IDENTIFICATION REFERENCE

Nov 24 3 37 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 15753