STATE OF TENNESSEE }
COUNTY OF DAIVDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$170,000.00 Bobby H. Ferriss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1986

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 2-27-89

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby H. Ferris (NAME)	Same (NAME)	Map 119-1
404 Melrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 88, 89 & 90
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Forrest H. Dillingham, Jr. and wife, Madelyn S. Dillingham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby H. Ferriss and Clifford M. Ferriss

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 463 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 463 fronts 50 feet on the easterly side of Grandview Avneue, formerly Caldwell, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to F. H. Dillingham, Jr. and wife, Madelyn S. Dillingham by deed from James C. Dickens and wife, Beulah H. Dickens, of record in Book 4367, page 60, Register's Office for said County.

BEING Lot No. 464 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 464 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to F. H. Dillingham, Jr. and wife, Madelyn S. Dillingham by deed from Thomas J. Mangrum and wife, Bertha Mangrum, of record in Book 3944, page 450, Register's Office for said County.

LAND in Davidson County, Tennessee, being part of Lots Nos. 465, 466 and 467 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:

Beginning at the northeast corner of Melrose and Grandview, formerly Caldwell Avenue; thence with the northerly margin of Melrose Avenue, eastwardly 65 feet, more or less, to a point in the right-of-way on the Louisville and Nashville Railroad, said point being 50 feet westwardly, measured along a radial line from a point in the center line of the north bound main tract of the Birmingham Division, formerly the Lewisburg Division of the Louisville and Nashville Railroad; thence with said right-of-way line *

This is unimproved ( ) improved (X) property, known as Grandview Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, 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 hand s this 30th day of December, 19 86

Forrest H. Dillingham, Jr. — Madelyn S. Dillingham

* Forrest H. Dillingham, Jr. and F. H. Dillingham, Jr. being one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Forrest H. Dillingham, Jr. and wife, Madelyn S. Dillingham

the 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 December 1986

Commission expires 2-27-89

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Forrest H. Dillingham, Jr. and wife,

TO
Bobby H. Ferriss and
Clifford M. Ferriss

Return to: LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD; SUITE 505
NASHVILLE, TN 37217

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
DEC 18 AM 10:14

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northeastwardly parallel with and 50 feet westwardly from said center line of main tract, 130 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet, more or less, to the corner of Lots Nos. 464 and 465; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Grandview Avenue; thence with said Avenue, southwardly 150 feet to the beginning.

BEING the same property Conveyed to Forrest H. Dillingham, Jr. and wife, Madelyn S. Dillingham, by deed from Jason Futrell and wife, Jane Futrell, of record in Deed Book 6273, page 419, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7096 PAGE 816

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

170 [illegible] CANT.
476.00 CSTAX
.50 PRFEE
0.00 MISC
CHECK 480.50
01/06/87 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80382

IDENTIFY REFERENCE

JAN 6 10 14 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 31078