BOOK 7108 PAGE 210

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF December, 1956

Notary Public

MY COMMISSION EXPIRES: 1-12-58

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

The Name & Address of a	The Name & Address of Mortgagee:	MAP-PARCEL NUMBERS
Howard L. Caughron	Metropolitan Federal Savings & Loan Association	Map 105-9
946 CABIN ST (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Parcel 409
GOODLETTSVILLE TN. 37072 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	16W 17110

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, Marie V. Washington, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. Caughron,

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:

Land in Davidson County, Tennessee, being the westerly part of the easterly 120 feet of Lot No. 40 on the Plan of Waverly Land Company's Addition, of record in Book 57, page 95, Register's Office for said County.

Said part of said lot fronts 60 feet on the northerly side of Arthington Street or Avenue, now Benton, and runs back between parallel lines, to an alley in the rear and measures 70 feet on said alley and is more particularly bounded and described as follows:

Beginning at a point on the north side of Arthington Avenue, now Benton, 100 feet easterly from 10th Avenue South, formerly Jowett Avenue, and runs easterly along the northerly margin of Arthington Avenue, now Benton, 60 feet to the southwest corner of the property conveyed by H. K. Lannom and wife, to J. Bryon Wright; thence northerly along the westerly line of said lot, 218 feet, more or less, to a point on the south margin of an alley, which is 50 feet west from the northeast corner of Lot No. 40; thence westerly along said alley 70 feet, more or less, to a point, 100 feet easterly from the east margin of 10th Avenue South; thence southerly parallel with the easterly margin of 10th Avenue South 216 feet to the point of beginning.

Being the same property conveyed to Leonard R. Washington and wife, Marie V. Washington, by deed from Lillie Bell Morton of record in Book 5191, page 215, Register's Office for Davidson County, Tennessee, the said Leonard R. Washington having since died.

This conveyance is made subject to Deeds of Trust recorded in Book 5191, page 217 and Book 6152, page 263, said Register's Office.

All sums of money held in escrow by Metropolitan Federal Savings & Loan Association, including prepaid insurance coverage in force, in connection with said loan and property is herewith transferred to buyer.

This is improved ( ) unimproved ( ) property, known as xx 928 (House Number) Benton Avenue (Street) (P. O. Address) Nashville, TN (City or Town) 37204 (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 my hand this 27th day of December, 19 56

Marie V. Washington
MARIE V. WASHINGTON

BOOK 7108 PAGE 211

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Marie V. Washington,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of December, 1986

Commission Expires 1-19-88 James A. Cowan, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARIE V.. WASHINGTON

TO

HOWARD L. CAUGHRON

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

84040

IDENTIFICATION REFERENCE

JAN 15 10 48 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7108 PAGE 212

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

•21'50• D-. CAMT•
50•75 CSTAX
•50 PRFEE
6•00 MDE D
CHECK 65•53-'
9550A01/15/87 BAL •0''

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8404

IDENTIF. REFERENCE

JAN 15 10 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.35159