file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Calvin Houghland
P. O. Box 22711
Nashville, TN. 37202

MORTGAGEE:
none

MAP-PARCEL NUMBERS:
130-07-0-119
7DA-49975

WARRANTY DEED BOOK 7145 PAGE 704

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard B. French, Jr., unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Calvin Houghland

hereinafter called the Grantee, Grantee's 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, State of Tennessee, being the westerly parts of Lots 214 and 215 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being designated as Tract No. 3 on a Map of a resubdivision of said lots by Frank R. Fitzpatrick not of record, and shown on a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, as described as follows:

BEGINNING at a point in the northerly margin of Harding Place 8.7 feet east of the corporate line post of the City of Belle Meade, and being the southwest corner of Lot No. 3; thence northerly 325 feet to a point at the corner of Lots Nos. 3 and 4; thence easterly 135.2 feet to the corner of said lots and Lots No. 2 and 5; thence with the line between said lots 2 and 3, southerly 330 feet to the north margin of Harding Place; thence with the margin of same, westerly 135 feet to the beginning.

Being the same property conveyed to Richard B. French, Jr., unmarried by deed from John J. Woods and wife, Ann Martin Woods of record in Book 6961, page 603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is ~~(un)~~improved property, known as 4004 Harding Place, Nashville, TN. 37215.

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 or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of February, 19 87.

Richard B. French, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of February, 19 87, before me personally appeared Richard B. French, Jr., unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Co... Expires: 7-6-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7145 PAGE 705

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 192,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Richard B. French, Jr., unmarried

to:
Calvin Houghland

IDENTIFICATION REFERENCE

FEB 24 2 10 PM '87

FELIX Z. WILKINS II REGISTER
DAVIDSON COUNTY, TN

9 6 7 9 2

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-26337

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

RECEIVED OF _____

FOR _____

BOOK 7145 PAGE 706

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
			192503.00- CAMT.	
			539.00 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK	545.50-
			391 5A02/24/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.7.92

IDENTIFI REFERENCE

FEB 24 2 11 PM 187

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49204