BOOK 7161 PAGE 654 BOX 10 FORM NO WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,025.41

Isaac Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF March, 1987

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
C & B Properties (NAME)	First Wachovia Mortgage Company (NAME)	08DA28721
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	091-05-0-244.00
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (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, Paul G. McGowan and wife, Brinda B. McGowan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C & B Properties

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 Lot No. 37 on the plan of Section 2, Mosswood Heights, of record in Book 4175, page 155, Register's Office for said County.

Said Lot No. 37 fronts 58.1 feet on the northerly margin of Nashua Avenue and extends back 122.0 feet on the westerly line and 122.0 feet on the easterly line to a dead line in the rear, measuring 58.1 feet thereon.

Being the same property conveyed to Paul G. McGowan and wife, Brinda B. McGowan by deed from David Henderson and wife, Barbara Henderson of record in Book 4857, page 802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4469, page 735, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4530, page 447, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Grantees take subject to, but do not assume, the Deed of Trust of record in Book 6063, page 59, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 6106 Nashua Avenue, (House Number) (Street) Nashville, TN 37209 (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 unto 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 hands this 3rd day of March, 1987

Paul G. McGowan

Paul G. McGowan

Brinda B. McGowan

Brinda B. McGowan

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INDIVIDUAL ACKNOWLEDGEMENT

BOOK 7161 PAGE 655

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Paul G. McGowan and wife, Brinda B. McGowan

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

WITNESS my hand, at office, this 3rd day of March, 1987

NOTARY PUBLIC

My commission expires:

1-10-89

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, 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 himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 9 4 02 PM '87

IDENTIFICATION REFERENCE

0 1 9 2 2

WARRANTY DEED

FROM

Paul G. McGowan and wife,

Brinda B. McGowan

TO

C & B Properties

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

BOOK 7161 PAGE 656

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
			41025.41= CAMT.	
			114.80 CSTAX	
			.50 PRFEE	
			6.00 WDFEE	
			CHECK 121.30-	
			9053A03/09/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01922

IDENTIFI REFERENCE

MAR 9 4 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54826