THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00253754

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CALVIN CARTER (NAME)	TENNESSEE HOUSING DEVELOPMENT (NAME)	Map 69-14
1804 MANCHESTER AVENUE (STREET ADDRESS OR ROUTE NUMBER)	2001 BRYAN TOWER (STREET ADDRESS)	PARCEL 160
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	DALLAS, TX. 75201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars.*

Cash in hand paid by CALVIN CARTER and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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PATRICK CONYERS AND DELORES FAYE SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said CALVIN CARTER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being part of the southwesterly part of tract No. 3 of the R. W. Cundall Property, more particularly described on a survey made August 17, 1956, by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Beginning at an iron pin in the southeasterly margin of Manchester Avenue (at Bordeaux), said point being the common corner of Tracts 3 and 5;

Thence with the southeasterly margin of Manchester Avenue, North 36 deg. 07' East 50 feet to an iron pin;

Thence South 56 deg. 08' East 280 feet to an iron pin;

Thence South 34 deg. 12' West 50 feet to an iron pin;

Thence North 56 deg. 08' West 282.5 feet to the point of beginning.

Being the same property conveyed to L. B. Conyers and wife, J. Pearl Conyers, by deed from Archie W. Boyd and wife, Jewell R.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me this the 23rd *day of* February 19 87

My commission expires: 5-13-90 *(Affix Seal)*

Affiant Calvin Carter

Notary Public Kristin Hall

*This is improved (*) property, known as* _____ *(House Number) (Street) P.O. Address: (City or Town)*

unimproved ( ).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 23rd *day of* February, 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. Patrick Conyers
PATRICK CONYERS

Delores Faye Smith
DELORES FAYE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Patrick Conyers and Delores Faye Smith

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 purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 23rd *day of* February, 1987.

Notary Public

Commission expires 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *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* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 10 2 33 PM '87

IDENTIFICATION REFERENCE

02460

EXHIBIT "A"

Boyd, of record in Book 4009, page 463, Register's Office of Davidson County, Tennessee, the said L. B. Conyers and J. Pearl Conyers having since died, and L. B. Conyers predeceased J. Pearl Conyers and by Will of Pearl Lecroy formerly J. Pearl Conyers of record in Will Book 157, page 226, Probate Court of Davidson County, Tennessee, title to said property is vested in Patrick Conyers and Delores Faye Smith.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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
			39000.00- CAMT.	
			111.72 CGTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	113.22-
			0038A03/13/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02460

IDENTIFI REFERENCE

MAR 10 2 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55387