5157 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7172 PAGE 473

MORTGAGEE:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN LARRY ELMORE (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 129-5
6637 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	Parcel 46
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (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, CAFFEAN, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LARRY ELMORE and wife, CARLA H. ELMORE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Final Subdivision of Lot 990 of the West Meade Farms, Inc., Section XVI, as of record in Plat Book 6250, page 974,* Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Caffean, Inc. by deed from Ronald V. Gobbell and wife, Phyllis C. Gobbell of record in Book 6907, page 556, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Easements of record in Book 6897, page 98 and Book 4961, page 946; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 974, said Register's Office.

*amended in Plat Book 6900, page 110 and Plat Book 6900, page 233,

052U6

IDENTIFICATION REFERENCE

MAR 18 1 20 PM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

unimproved ( ).
This is improved (XXproperty, known as 6637 Jocelyn Hollow Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 1987.

CAFFEAN, INC.
By: Steve M. Hays, President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7172 PAGE 474

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared STEVE M. HAYS _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the CAFFEAN, INC. _____, the within named bargainor, a corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Steve M. Hays as such President.

Witness my hand and official seal, at Nashville, Tennessee
this 27th day of March, 19 87.

Notary Public

Commission expires 4-19-87

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,269.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 87.

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
CAFFEAN, INC.

TO
JOHN LARRY ELMORE and wife, ~~CARLA ELMORE~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

FILE BOX 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7172 PAGE 475

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			279000.00 GAMT.	
			701.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	709.26-
			3226A03/18/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05206

IDENTIFT REFERENCE

MAR 18 1 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58416